

# Breinton Parish Council

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Sent via email to [Alastair.Wager@herefordshire.gov.uk](mailto:Alastair.Wager@herefordshire.gov.uk)

Dear Mr Wager

## **P202499/F Land Adjacent to Galen House, Cherry Orchard, Kings Acre, Hereford**

Breinton Parish Council objected to this application in its original form (160741) in March 2016. Our concerns included inadequate sewerage provision in the area, failure to address identified local housing needs and the potential that this application would lead to a much larger development in the rest of the field to the south. However, our main objections were on highways matters, specifically difficult access to and from the then, proposed, property along a narrow driveway and the number of additional vehicles that would inevitably use what Parish Councillors and local residents considered to be a dangerous junction with the A438 Kings Acre Road. In our view this would lead to an unacceptable increase in the risks to pedestrians, cyclists and drivers alike, potentially causing accidents and casualties. We noted that there was not a cycleway along this length of main road despite claims to the contrary.

The following month, in April 2016, we made additional representations concerning housing provisions in the Neighbourhood Development Plan (NDP) which was then proceeding through Regulation 16 consultations. The NDP was approved later that year and is now part of the Local Development Framework but was not fully in force when this application was finally approved and could not be given appropriate weight at the time.

Despite the decision to approve this development the Parish Council took some comfort from the various Transportation comments and the Officers report to Committee, This identified that the key concerns in the decision were indeed access to the site itself and onto the highway and in accepting the Officers recommendation the Planning Committee conditioned the approval to include (as condition 6) the requirement for works to be done to ensure '*adequate and acceptable means of access to the dwelling..... and provide improvements in the interest of highway safety.....*' at the junction. Works were subsequently undertaken along the driveway and plans submitted so that this condition was eventually deemed to be discharged in August 2017 (172863). We note however that no improvements were made at this stage to the junction with the A438 itself and that this crossover to the public highway has still to be constructed to the required standard.

As far as the current application (202499/F) to amend the detail of the development is concerned, the Parish Council notes Council Officers restatement that *'The significant constraint in relation to this site is the visibility from the private access road onto the A438 which is substandard'* and welcomes confirmation that the junction is and will remain substandard even when the required works are completed. While it is a fact that the *'private access road already serves a number of dwellings'* and Councillors regret that *'the local highway authority (LHA) would be unable to object to a development of a single dwelling due to the limited increase in vehicle trips generated'*; we do place considerable importance on the statement that *'without significant improvements to the visibility at this junction the LHA would not support any further development off this access road'*. This addresses in part our concerns that the original application would lead to insensitive, over development in adjacent fields and seems to us to justify the original NDP policy wording for future housing provision in this area. We will include this in our considerations when we come to review our NDP in future.

The fact remains that this amendment to an existing application does little, if anything, to address highways safety. This is still an issue both at this particular point on the A438 and along the main road in either direction. It is also a fact that nothing can be done to bring this particular access up to the appropriate standard without substantial land acquisition. More generally the Parish Council does not believe any more homes can be built along this stretch of the A438 without serious consideration being given to substantial engineering improvements to the main road.

The potential risks are made worse in our view by the housing development only 50m west of the driveway to 202499/F. 19 new homes will shortly be completed on a site whose sole access onto Kings Acre Road is also on the southern side of the A438. The number of vehicles entering or leaving either of these closely spaced entrances is going to increase significantly soon meaning that more of the vehicles already on the A438 may have to slow down. These are all additional vehicle movements to the traffic already going to/from a third junction - Breinton Lane - only another 100m further west.

The failure of vehicles to stay within the existing 40mph speed limit on this stretch of road is already a concern to our parishioners and one that is generating increased correspondence as other objections to this application indicate. The Parish Council supports local people in their objections listed against this application, they are the ones most likely to be affected, and Councillors share their highways concerns.

Emily Godsall  
*Clerk to Breinton Parish Council*