

**From:** Jammy Rex  
**Sent:** 20 January 2025 18:23  
**To:** Planning Enquiries <[planningenquiries@herefordshire.gov.uk](mailto:planningenquiries@herefordshire.gov.uk)>  
**Subject:** P242558/O objection

I hereby strongly object to the proposed new housing development (Number P242558/O) at Lower Bullingham, Hereford.

There are several factors which pose large risks to such a development being given the green light. ]

Main potential risks are

- increased flood risk by building on a known flood plain to the immediate and surrounding areas, and potential risk downstream due to the effects of flood prevention on the development site
- Healthcare and public services which are already creaking at the seams will suffer even further with the extra strain put upon them
- Traffic disruptions and worsened pollution south side of the city due to increased traffic volume from 600 houses in the first phase and then 1000+ in subsequent phases. Made even worse by the failure to deliver a western bypass to alleviate through-traffic and assist local traffic management
- Loss of further countryside around the outskirts of the city, risks to wildlife in the area and the potential to lower the quality of life for local residents due to increased noise and loss of countryside open space and walks.

Flooding:

In light of the terrible and disruptive flooding that has occurred recently, which sadly is a pattern that is set to continue, there is much concern from local residents about flooding and how a mass increase of 600 in the first phase of houses and associated infrastructure will be protected from flooding and also more importantly, not pose ANY increase in flood risk to existing houses in the vicinity. We have seen recently new houses built just outside of Hereford which have suffered flooding of their ground floors. This area of Lower Bullingham and Watery Lane is one of the most, if not the most notorious places for flooding in the city. The very name of the lane speaks volumes. This flooding has happened countless times in history and with increased frequency and disruption in recent years, with much of the proposed area for development being submerged with water for many days at a time and Holme Lacy road and Watery Lane frequently impassable to traffic, sometimes for days on end. A full, comprehensive and publicly published study would need to be undertaken to understand if the plans to prevent flooding at the site itself would have any knock-on effect at any other existing areas in the vicinity. I.e. is there ANY increase in any risk for existing residents in the immediate and surrounding areas.

Healthcare and Public services:

The city is already at breaking point with regards to healthcare and public services. Medical operation, hospital appointment waiting lists and A&E wait times and volume are at an all time high. Doctor's appointments are almost impossible to get hold of with surgeries already seemingly beyond capacity. How will the city cope with all these new GP registrations? Will there be provisions for new GP Surgery south of the river, and additional primary school?

Traffic and pollution:

There would be a problem of increased traffic. The city already cannot cope with the volume of traffic that enters the city and travels through it. Rotherwas industrial estate is continuing to expand. Is it really appropriate or prudent that such large new housing developments be considered before we have the necessary infrastructure in place and importantly before the long promised, but never delivered, western bypass?

The city is very sensitive to even minor disruptions on our roads in terms of traffic flow. It is already a farcical situation that the city has only one main river crossing for traffic. The traffic /tailbacks south of the city in terms of A49/Ross Road from Ross to Hereford are severe and frequent. An increase in volume of traffic from the south will do severe harm to the flow of traffic and that joining from the Belmont Road which is also extremely heavy. Increased traffic will mean an increase of harmful vehicle emissions worsened further when stuck in traffic, decreasing the air quality further and causing further potential harm to the health of Hereford residents, especially with regards to asthma and respiratory problems. There is also the possibility of increased traffic on Holme Lacy road via Watery Lane or from the relief road where new residents attempt to circumvent the traffic queues on the A49.

Kind regards,

Kevin Rea

4 Upper Field Close,  
Hereford  
HR2 7SW