



15 Copsewood Drive  
Hampton Dene  
Hereford  
HR1 1AX

13 May 2025

Herefordshire Council  
Planning Department  
Plough Lane  
Hereford HR4 OLE

Dear Sirs

**Re: Planning Application 200142 - Land East of Hereford**

1. The revised plans now indicate approximately 260 houses would be built on this site. However, this will not resolve the extreme disadvantages the site presents.

The significant hard landscaping will still present considerable flooding issues that the site will not adequately cope with. Whilst thankfully the proposed recreational area will appear to alleviate considerable flooding issues occurring to the Copsewood Drive dwellings, the remainder of the site faces the already known poor drainage issues that even the planned balancing ponds can cope with. The sewage system problems will prove equally difficult to deal with.

2. As in my initial objection to the original plan, are the builders totally aware that the sale of these properties on such a site with the above issues will surely deter prospective buyers due to the extremely high insurance costs necessary on properties in an already known flooded area.

3. In conjunction with the above, the A438 will still be inadequate at the exit of the site

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due to the inevitable increase of up to 520 likely vehicles requiring access off and onto the main road, particularly when the known build up of traffic now occurs daily. In addition the access road will continue to be used by tankers, tractors, etc operating 24 hours per day to access the farming facilities. This will create chaotic and hazardous problems.

4. The reduced size of the site will still present major concerns and over time serious damage to the survival of the SSSI nature reserve if the development goes ahead.

5. The Planning Committee will be all too aware of the local infrastructure being already stretched to capacity at the local schools, doctors, health centres in the area - totally unsuitable for such a proposed population increase.

The above concerns are made having referred to the revised planning application for the site. I totally oppose this development.

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.

Caroline Walden