

**From:** Irwin, Graeme [<mailto:graeme.irwin@environment-agency.gov.uk>]  
**Sent:** 11 May 2017 15:48  
**To:** Brace, Carl  
**Subject:** RE: 170700 - Broadmeadow caravan and camping park Ross on Wye

Hi Carl.

I don't recall seeing this but I'll get some comments back to you. Without looking at the specific details of this site we have historically raised concerns with regards to increased occupancy/season for caravan sites, including Lucksall.

Regards.

**Graeme Irwin**

**Senior Planning Officer - Sustainable Places**

West Midlands Area

Environment Agency

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IMPORTANT: Updated Flood Risk Climate Change allowances for Planning Matters are at... [www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances](http://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances)



**From:** Brace, Carl [<mailto:cbrace@herefordshire.gov.uk>]  
**Sent:** 10 May 2017 12:41  
**To:** Irwin, Graeme <[graeme.irwin@environment-agency.gov.uk](mailto:graeme.irwin@environment-agency.gov.uk)>  
**Subject:** 170700 - Broadmeadow caravan and camping park Ross on Wye

Dear Graeme I write regarding the above application we consulted the EA on for –

*Proposed variation of condition 8 of planning permission. SH930560PF to read “No more than 151 moveable dwellings (caravans, tents, motorhomes) in total. 25 to be seasonal holiday mobile dwellings and one for occupation of the site warden” and for condition 9 to read “No caravans/tents/equipment or machinery to be stored on site other than within a building between 1st December of one year and 1st March of the next year”.*

The site is a lawful caravan and camping park and the application effectively is to intensify the use and its extent over that existing. Notwithstanding its within Flood Zone 2 and 3 as defined on EA mapping and having regard to the exiting use, unless there is objection from yourselves we will recommend approval.

Are you content with this and if so, would you require any specific conditions. I would condition the warden accommodation so that its not a permanent dwellinghouse if you consider that's appropriate having regard to FZ 2 and 3,

Appreciate any advice or comment you might have,

Regards

Carl Brace BSc (Hons), MA, MRTPI  
Senior Planning Officer

Direct Tel: 01432 261947

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