SITE:	Land at Bodenham Manor, Bodenham, Herefordshire
TYPE:	Planning Permission
DESCRIPTION:	Proposed single storey dwelling to replace existing stone outbuilding
APPLICATION NO:	214487
GRID REFERENCE:	OS 352826 - 251319
APPLICANT:	Mr William Heather-Hayes

Our knowledge of the development proposals has been obtained from the following additional sources since our previous comments in January 2022:

- Drainage Field Info 12.4.22.

Overview of the Proposal

The Applicant proposes the construction of single storey dwelling to replace existing stone outbuilding. The site covers an area of approx. 0.19ha. Bodenham Lake is located approx. 200m to the south-west of the site and the River Lugg is located approx. 560m to the south of the site. The topography of the site slopes down from the north to the south by approx. 25m.

Site Location

Figure 1: Environment Agency Flood Map for Planning (Rivers and Sea), December 2021

Flood Risk

Fluvial Flood Risk

Review of the Environment Agency's Flood Map for Planning (Figure 1) indicates that the site is located within the low risk Flood Zone 1. As the proposed development is less than 1ha and is located within Flood Zone 1, in accordance with Environment Agency standing advice, the planning application does not need to be supported by a Flood Risk Assessment (FRA). This is summarised in Table 1:

Table 1: Scenarios requiring a FRA

	Within Flood Zone 3	Within Flood Zone 2	Within Flood Zone 1

Site area less than 1ha	FRA required	FRA required	FRA not required*
Site area greater than 1ha	FRA required	FRA required	FRA required

**except for changes of use to a more vulnerable class, or where they could be affected by other sources of flooding*

Surface Water Flood Risk

Review of the EA's Risk of Flooding from Surface Water map indicates that the site is not at risk of surface water flooding.

Other Considerations and Sources of Flood Risk

There may be a risk of surface water flooding from higher land. The Applicant would need to consider the likely flow routes in the vicinity of the proposed development site. It may be necessary to raise the threshold levels slightly to prevent ingress.

If topography within the area of the proposed development is steeply sloping, we would require the Applicant to demonstrate consideration of the management of overland flow and any necessary protection to the proposed dwellings and surface water drainage systems.

Review of the EA's Groundwater map indicates that the site is not located within a designated Source Protection Zone or Principal Aquifer.

Surface Water Drainage

We note that the proposed dwelling will have a matching roof area to the existing building and therefore it is proposed that the surface water will discharge to the existing drainage system and soakaway.

We understand that no ground testing has been undertaken at the site due to the proposals to use the existing drainage systems. The soakaway was inspected and found to be in good working order.

Reports indicate that the existing soakaway previously drained over 2000m^2 of tarmac hardstanding which has now been removed and replaced with grass. This suggests that there could be adequate capacity for the existing soakaway to accommodate the additional loads associated with the proposed development. Given that the roof area is proposed to be the same as the existing building, and that approx. 25% of the existing concrete hardstanding surrounding the building will be removed as part of the development and replaced with permeable garden, the overall surface run-off from the site should be reduced.

We note that the site would be subject to an inspection by Building control and so we hold no objections to this concept.

Foul Water Drainage

We understand that the new dwelling is proposed to be connected to the existing package sewage treatment plant which is suggested to have adequate capacity for the additional load and then discharge to an existing drainage field.

In line with the British Flows and Loads, the total design population for the dwellings served by the package treatment plant is 19. The current package treatment plant has a capacity for a population of 25 and should, therefore, accommodate the additional load.

Reports suggest that the existing drainage field was originally installed for a far larger population as it previously served a school with over 100 students, 12 residential flats, a restaurant and activity centre. Therefore, it is likely to have more than sufficient capacity to serve a population of 19.

We note that the site is located on the edge of Priority Woodland Habitat, but we note proposals that the existing drainage field is over 50m from this boundary. The site is located within the Nitrate Vulnerable Zone.

Reports indicate that both the existing package treatment plant and drainage field are in good order. A groundwater level assessment has not been conducted but it is suggested that it is likely to be 2m below ground level (the existing field is functional).

We now understand that the existing drainage field is located to the south of the front area within the land ownership boundary. It is confirmed to be surrounded by an extensive garden which is sufficient available land should it be required. Although the exact drainage field layout cannot be confirmed, no evidence of failure has been observed.

Confirmation that a gravity fed discharge to the drainage field has been provided. The inspection chamber is sufficiently lower than the proposed development for this to be achieved.

Overall Comment

We hold no objections to the proposed development.