From: Hockenhull, Joel <Joel.Hockenhull@balfourbeatty.com>
Sent: 26 June 2020 14:48
To: Bailey, Josh <<u>Joshua.Bailey@herefordshire.gov.uk</u>>
Subject: RE: 192765 Monksbury Court Barns, Monkhide Village Road, Monkhide, Herefordshire, HR8
2TU

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Josh

I note that the most recent site plan dated 16th June 2020 shows a pond. The surface water drainage strategy does not indicate exactly how the SuDS will operate. We remain confused because the foul drainage strategy relies on infiltration, if there is adequate infiltration then there is no need for an attenuation pond and hydrobrake.

I have received a call from a local resident concerned regarding the impact of runoff, as this site is on raised ground. Further details of the surface water drainage strategy are needed to ensure that there is not a net increase in runoff to lower ground.

On further review of the foul drainage strategy I noted :-

- The foul infiltration tests were carried out by the applicant. For a planning application we would normally expect a third party to complete these and to issue a report for our review. Please request independent testing to support the application.
- The PTP relies on a pump to deliver water to the raised soakage field. Whilst we hold no objection, there will be a need to design the pumps correctly to avoid the pump controls wearing out. I include some information regarding this below

The proposal involves using pumps to deliver water into the mound. It is more common to install a drainage mound on low lying land and to rely on gravity to deliver the water. There is no guidance in the respective design guidance relating to how this may be achieved.

The design delivered on site will need to ensure that infiltration into the ground occurs "at a controlled rate" (as referenced in British Water documentation). The applicant needs to be aware that if the drainage system is not designed correctly then there may be practical difficulties with water leaking and ponding when the drainage mound cannot cope with the water that is being delivered by the pumps.

We would suggest that the applicant considers oversizing the perforated pipes in the drainage mound to create additional storage capacity in the drainage mound. A manifold / weir will also be required to spill flow equally. This would involve deviating from the standard detail in the building regulations.

There will also be difficulties in delivering a small amount of water into the pond on a frequent basis, if a conventional pump is used it will stop and start multiple times each day and so will wear out more quickly than if the pumps only ran occasionally. The applicant would need to consider a suitable pump specification, an alternative to a conventional pump may be a Low Volume Pump (supplied from a manufacturer such as Mono) that is less efficient but more durable.

The detail above (promoted to reduce the likelihood of sewage pollution) could be requested via condition

Joel

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