

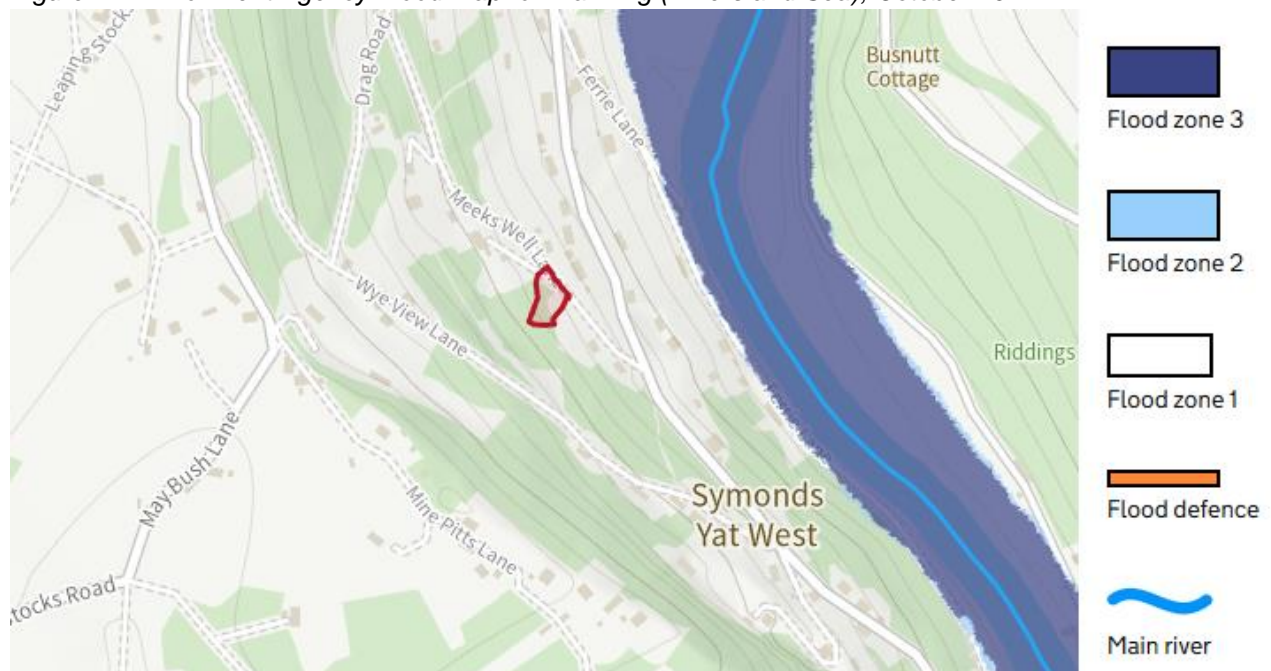
SITE: Garden of Highclere House, Meeks Well Lane, Byway, Symonds Yat, Herefordshire
TYPE: Planning Permission
DESCRIPTION: Proposed erection of a single new low energy and low carbon dwelling in the garden of an existing dwelling.
APPLICATION NO: 241412
GRID REFERENCE: OS 355567 - 216342
APPLICANT: Ms Caron Johnson
AGENT: Mr Thomas Drury

Our knowledge of the development proposals has been obtained from the following sources:

- Application for Planning Permission;
- Site Location Plan (Ref: P-001-);
- Existing Site Plan, Roof & Block Plan (Ref: P-002-);
- Existing Foul Drainage Site Plan (Ref: P-004-);
- Proposed Site Plan – Ground Floor (Ref: P-102-);
- Proposed Site Plan – First Floor (Ref: P-103-);
- Proposed Site Plan – BNG Landscape Ecology Management (Ref: P-106-);
- Design and Access Statement (Ref: V1);
- Design and Access – Appendix A;
- Drainage Statement 15.11.2024 (Ref: J-3704 01);
- Proposed Site Plan – Surface Water Drainage 15.11.2024 (Ref: P-105-B).

Site Location

Figure 1: Environment Agency Flood Map for Planning (Rivers and Sea), October 2024.



Overview of the Proposal

The Applicant proposes the construction of a 3-bed dwelling and garage. The site covers an area of approx. 0.12ha and is currently the residential garden of an existing dwelling ('Highclere House'). The River Wye flows approx. 145m to the northeast of the site. The topography of the site steeply slopes down from southwest to northeast by approx. 15m.

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 probability Flood Zone 1.

As the proposed development is located within Flood Zone 1 and is less than 1ha, 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

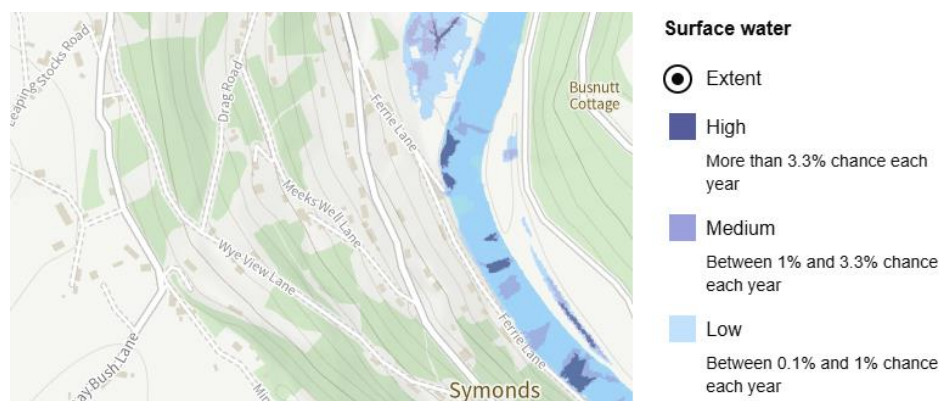
	Within Flood Zone 3	Within Flood Zone 2	Within Flood Zone 1
Site area less than 1ha	FRA required	FRA required	FRA not required*
Site area greater than 1ha	FRA required	FRA required	FRA required

**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 located within an area at risk of surface water flooding.

Figure 2: EA Surface Water Flood Risk Mapping.



Other Considerations and Sources of Flood Risk

As the 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

Infiltration testing has been undertaken at the site whereby one trial hole was excavated to 2mBGL. Three tests were conducted and all established acceptable infiltration rates. The slowest infiltration rate obtained was $3.04 \times 10^{-5} \text{m/s}$, therefore a surface water discharge to ground is viable.

We note proposals for a soakaway to serve the proposed dwelling and garage. The required soakaway volume is 8.8m³ in order to accommodate a 1 in 100yr + 50% CC event. The proposed soakaway dimensions of 4m x 2m x 1.2m are adequate. It will be located within green space to the front of the dwelling, adjacent to the driveway/parking areas; a gravity-fed discharge will be achieved as required. An interceptor drain is proposed along the site entrance to capture any additional runoff to the adjacent highway; this will also discharge to the proposed soakaway.

The driveway and parking areas will be constructed of permeable materials and have been appropriately sized for the 1 in 100yr + 50% CC event.

The future homeowner will be responsible for maintaining this system.

Foul Water Drainage

Welsh Water have confirmed that capacity exists within the public foul sewer to accommodate the additional foul flows associated with the proposed development.

Overall Comment

NO OBJECTION

Based on the reviewed documents stated above, provided there are no changes made to the proposed surface water and foul water drainage arrangements at any other planning stages and will be constructed in line with the design and plans under this application, in principle, we hold no objections to the proposed development.