

Herefordshire Council
PO Box 230
Hereford
Herefordshire
HR1 2ZB

Our ref: SV/2015/108500/01-L01
Your ref: 151642
Date: 15 June 2015

F.A.O: Mr. E Thomas

Dear Sir

RESERVED MATTERS APPLICATION FOR 190 NEW DWELLINGS AT LAND TO THE EAST OF HOLYWELL GUTTER LANE, HAMPTON BISHOP, HEREFORD, HR1 4JN

Thank you for referring the above application which was received on the 12 June 2015. We have no objection to the proposed development and would offer the following comments for your consideration at this time.

Flood Risk: The proposed development is located in Flood Zone 1 (low probability) based on our indicative Flood Zone Map. Whilst development may be appropriate in Flood Zone 1 a Flood Risk Assessment (FRA) is required for development proposals on sites comprising one hectare or above where there is the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off.

Herefordshire Council, as the Lead Local Flood Authority (LLFA), are now responsible for managing flood risk from surface water, ground water and ordinary watercourses. As such we would expect your Land Drainage team to lead on, and approve, any surface water drainage strategy for the proposed development.

Notwithstanding the above we do note that one of the proposed access routes onto the B4224 does fall within Flood Zone 3, the high risk Zone. However, the western access lie wholly within Flood Zone 1 (low risk) and we therefore would raise no concerns at this time.

Foul Drainage: We would have no objection to the connection of foul water to the mains foul sewer, as proposed. The LPA must ensure that the existing public mains sewerage system has adequate capacity to accommodate this proposal, in consultation with the relevant Sewerage Utility Company.

Pollution Prevention: Developers should incorporate pollution prevention measures to protect ground and surface water. We have produced a range of guidance notes giving

Environment Agency
Hafren House, Welshpool Road, Shelton, Shropshire, Shrewsbury, SY3 8BB.
Customer services line: 03708 506 506

www.gov.uk/environment-agency

Cont/d..

advice on statutory responsibilities and good environmental practice which include Pollution Prevention Guidance Notes (PPG's) targeted at specific activities. Pollution prevention guidance can be viewed at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

Export & Import of wastes at site: Any waste produced as part of this development must be disposed of in accordance with all relevant waste management legislation. Where possible the production of waste from the development should be minimised and options for the reuse or recycling of any waste produced should be utilised.

Yours faithfully

Mr. Graeme Irwin

Senior Planning Advisor

Direct dial: 01743 283579

Direct e-mail: graeme.irwin@environment-agency.gov.uk