

From: Blair, Ruth [mailto:Ruth.Blair@balfourbeatty.com]
Sent: 26 February 2019 16:44
To: Low, Scott
Cc: Hockenhull, Joel
Subject: 190178 - Brook Farm, Quarry Lane, Gorsley, Ross-On-Wye, HR9 7SH comments

Hi Scott,

Please find attached our response for application 190178

If you have any further questions, please do not hesitate to contact me or Joel

Regards,

Ruth Blair BSc (Hons)

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SITE: Brook Farm, Quarry Lane, Gorsley, Ross-On-Wye, HR9 7SH
TYPE: Discharge of Conditions
DESCRIPTION: Application for approval of details reserved by conditions 2, 6 & 8 attached to planning permission 182770 (extension to yard and new workshop)
APPLICATION NO: 190178
GRID REFERENCE: OS 367743, 225840
APPLICANT: Mr Harper
AGENT: Mr Luke Hemming

Please note that we were not consulted at the planning permission stage for this development.

This response is in regard to the discharge of planning conditions for this development with focus on those conditions relating to flood risk and land drainage aspects. This response builds on the submission of the following information:

- Drainage Literature (An 8 step guide to a total Polystorm system).

The relevant conditions are as follows:

Condition 8:

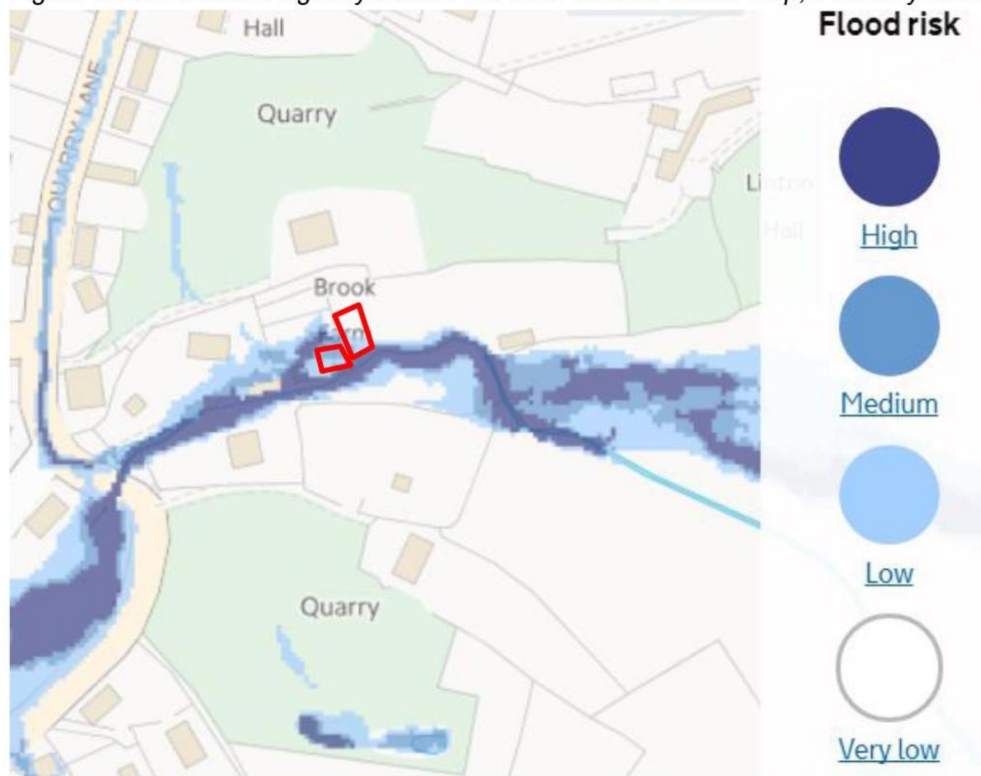
All surface water from the works approved under this Decision Notice shall discharge through a soakaway system within the site and hereafter be maintained as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework, NERC Act (2006), NPPF (2018) and Herefordshire Council Core Strategy (2015) policies LD2 and SD3.

Overall Comments:

Please note that we were not consulted at the planning permission stage. The proposed location of the development is at risk of surface water flooding.

Figure 1: Environment Agency Flood Risk from Surface Water map, February 2019



We appreciate that the relevant condition is relating to the surface water runoff management, however the risk as demonstrated above should be mitigated. We were not consulted at the planning permission stage so were unable to raise this risk before permission was granted and thus could not request a condition was added to mitigate the risk of surface water flooding.

We recommend that the floor levels of the development are raised to mitigate the risk of flooding here.

Condition 8: Cannot be discharged.

We appreciate that literature in relation to the polystorm system has been provided, however this does not relate directly to the proposals for this development. We request that a surface water drainage strategy is provided. The strategy must demonstrate that there is no increased risk of flooding to the site or downstream of the site as a result of development between the 1 in 1 year event and up to the 1 in 100 year event and allowing for the potential effects of climate change.

Infiltration techniques should be used where possible. The infiltration rate for this site should be established through infiltration testing undertaken in accordance with BRE365.

It should be noted that soakaways should be located a minimum of 5m from building foundations, that the base of soakaways and unlined storage/conveyance features should be a minimum of 1m above groundwater levels, and must have a half drain time of no greater than 24 hours.