

**SITE :** Blackway Farm, Lower Eggleton, Ledbury, Herefordshire HR8 2UN  
**TYPE:** Planning Permission  
**DESCRIPTION:** Proposed replacement poultry building  
**APPLICATION NO:** P141279/F  
**GRID REFERENCE:** OS 364109, 245860  
**DATE OF THIS RESPONSE:** 26/09/2014

### Introduction

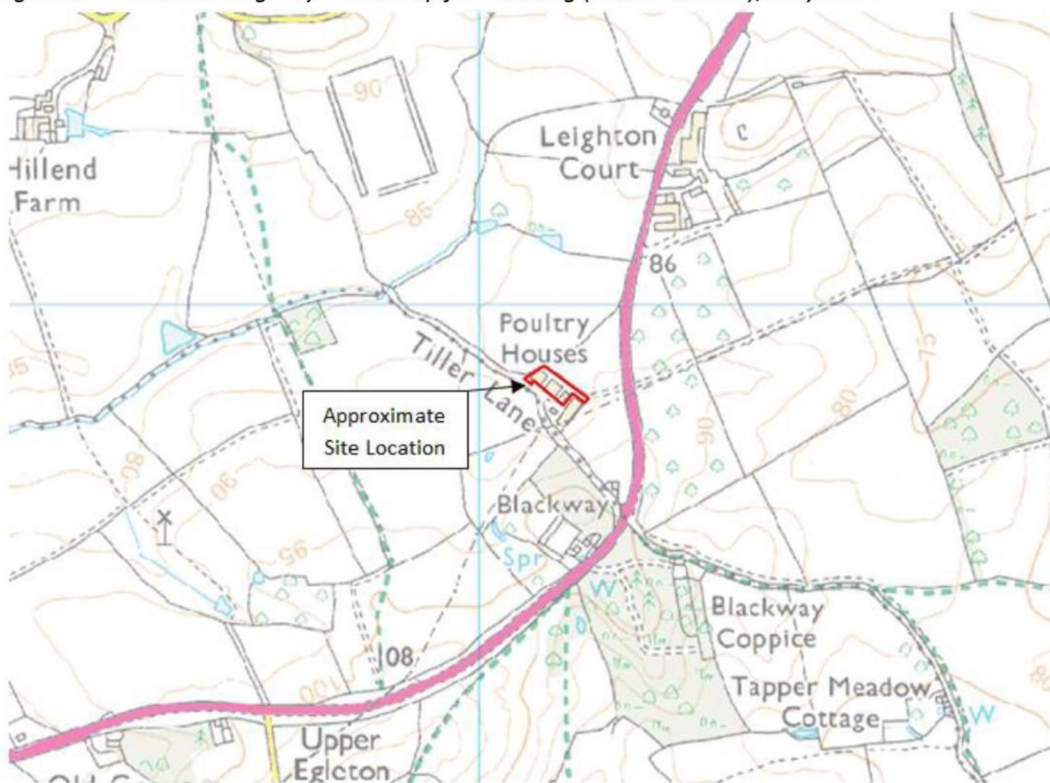
The Applicant has applied for consent for the discharge of conditions provided for planning permission granted for the proposed development at Blackway Farm.

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

- Application Form;
- Discharge of conditions statement (Ref: P141279/F).

### Site Location

*Figure 1: Environment Agency Flood Map for Planning (Rivers and Sea), May 2014*



### Condition 8

Condition 8 states:

“No development shall take place until detail has been provided with regards to detailed calculations and construction drawings of the proposed surface water drainage system, demonstrating that there will be no risk of flooding to the site in all rainfall events up to the 30 year event and no risk to adjacent land in all rainfall events up to the 100 year rainfall event, including an allowance for climate change, this information to be submitted to and approved in writing by the Local Planning Authority prior to any development on site.

Reason: To ensure that the development is not at unacceptable risk of surface water flooding and that the development does not increase flood risk to people of property elsewhere up to and including the 1% annual probability event, including climate change allowance and to comply with Policy DR4 of the Herefordshire Unitary Development Plan and the National Planning Policy Framework.”

The Applicant has provided a proposed plan of works drawing detailing the locations of new roof drains and manholes with cover and invert level information at manholes and outlets. The Applicant’s ‘Discharge of conditions statement’ states that main pipes are all 150 mm Ø pipework. The Applicant has also provided calculations for the peak flow rates at manholes and ditches for the pre and post development scenario.

Whilst the peak flow rates on site are indicated to decrease as a result of a decrease impermeable area, the Applicant’s calculations and report do not compare the calculated peak flow rates to capacity within pipes. However, we have used the invert level information provided by the Applicant to check the peak flow rates against capacity within the 150mm Ø pipes.

Based on this, we do not believe that it is likely that flooding of the site is likely to occur in the 30year rainfall event. During events greater than the 30year event, flooding may occur. However in the event of flooding, topography in the area indicates that surface water will flow into the existing ditch on the south-west side of the site.

The Applicant’s ‘Discharge of conditions statement’ provides the dimensions of the ditch into which surface water drainage outfalls and states that there is capacity within this ditch for the discharge from the site. This information, and the site’s rural location, is considered adequate to demonstrate that the Applicant’s proposals should not increase flood risk off-site in rainfall events up to the 1 in 100 year event, including an allowance for climate change.

#### **Overall Comment**

It is considered that the site and surrounding third party property is not at significant risk of flooding and therefore it is recommended that Condition 8 be discharged.