

Flood Risk, Drainage & Services Statement

Bank House

Sutton St Nicholas, Hereford



November 2021

Prepared by Hand Drawn Home

Introduction

This statement accompanies the Full Planning Application for works at Bank House, Ridgeway Road, Sutton St Nicholas. The property is largely enclosed by a walled boundary and sits slightly elevated above Ridgeway Road.

Flood Risk:

The existing property and the entire development site are located within Flood Zone 1, an area with a low probability of flooding. There is no historical flooding at the site but records show downstream flooding within the Sutton St Nicholas area, a previous event being some 700m south from the site at Wergins Bridge (flooding from the River Lugg, most notably in 2007).

The additional impervious paving and roof areas created by the development will potentially create additional surface water run-off. This run off will need to be captured on site to prevent a worsening of the impact of flood events and so as not to contribute to downstream flooding. In accordance with National Guidance the scheme shall incorporate the use of Sustainable Drainage (SUDS) where possible and be designed for climate change rainfall allowances.

On this basis the preference is for the proposals to adopt a soakaway-based surface water strategy whereby surface water will be discharged to the ground via infiltration. The design utilises dedicated soakaways on a per plot basis as the preference for ease of installation and long term maintenance.

However, based on desktop reviews of the site, it is unclear if the underlying geology and ground conditions will support adequate infiltration data and at present no site specific percolation test results are available.

The desktop study identifies likely potential to encounter acid loamy and clayey soils which will impede infiltration drainage. Therefore the fallback position would be to attenuate the surface water on site and discharge it into the public surface water system within Ridgeway Road. This public system does discharge into the River Lugg downstream. The attenuated discharge rate into the public system would be at/below greenfield run-off rate, therefore mimicking and not worsening the existing scenario.

The estimated soakaway design requirement on a per plot basis is shown on the drainage drawing (2104-PL33_Rev B) along with a fallback attenuation tank design.

A Flood Map for Planning produced by the Environment Agency is attached for reference within the appendix of this statement.

Foul Drainage:

Bank House is served by a cess pit. We propose to remove the cess pit and replace the on-site foul drainage with a package treatment plant per property. This solution will enable each dwelling to manage and maintain their own package treatment plant.

Utility Services**Electricity:**

The site is served by overhead electricity cables. The new supplies will be quoted to provide 125Amp single phase supplies to each dwelling as well as Bank House. An application will be made to divert the above ground cables that cross the site close to the back of the existing barn into the ground. This will assist with the general appearance and remove telegraph poles and cluttered wiring arrangements from the periphery of the site. The Western Power utility search data is attached for reference.

Gas:

The site is served by a natural gas supply which could be provided to each plot if necessary subject to the applicants energy strategy which is currently being reviewed. If a natural gas powered boiler is proposed for heating and hot water demand within the properties then additional supplies will be required. Renewable technology alternatives are being considered which are inline with the Governments targets to reduce greenhouse gas emissions from new build housing. The Cadent Gas utility search data is attached for reference.

Fibre:

The site is currently served by a copper wire telephone service but a high speed fibre connection is available to the site and would be brought into each plot. The Gigaclear Fibre Broadband utility search data is attached for reference.

Water:

The site has a mains potable water supply but the age of the pipework and serviceability needs to be assessed. We therefore expect to provide new potable water connections to each plot from the mains within Ridgeway Road. The Welsh Water utility search mapping data is attached for reference.

Appendix A – Environment Agency Flood Map Data

Flood map for planning

Your reference
Bank House

Location (easting/northing)
353221/245671

Created
2021

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

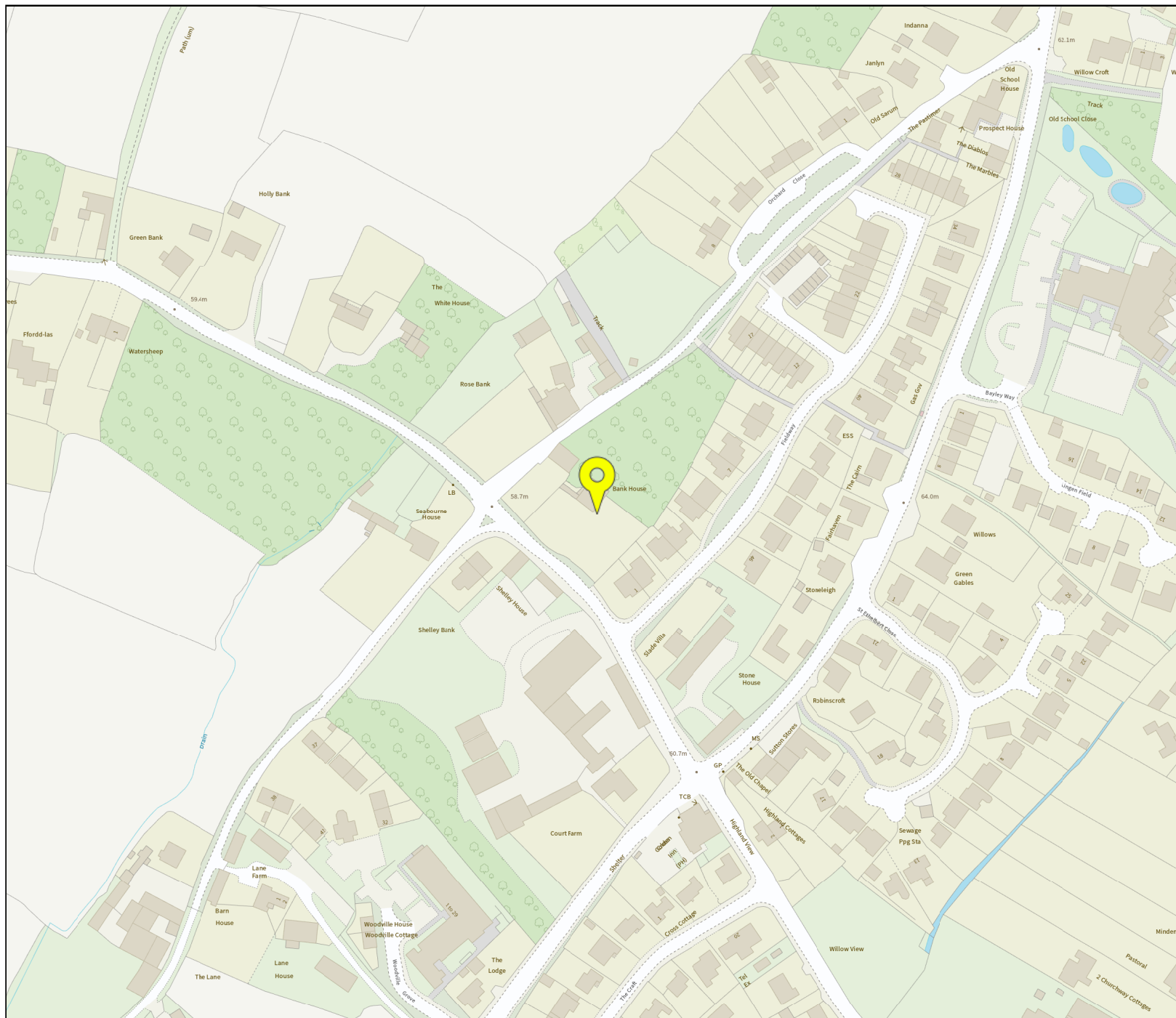
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>











Flood map for planning


Your reference
Bank House

Location (easting/northing)
353221/245671

Scale
1:2500

Created
2021

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area


0 20 40 60m

Appendix B – Western Power Mapping Search

Contact Us

Mapping Enquiries:

All areas 0121 623 9780

General Enquiries:

All areas 0800 096 3080

**Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 6783 105**

Date Requested: 29/11/2021

Job Reference: 24021586

Site Location: 353228 245680

Requested by: Mr Richard Smith

Your Scheme/Reference: 2104 - Bank House

Exact Scales:

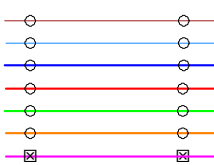
1:1250 Area or Circle dig site

1:500 Line dig site

IMPORTANT NOTICES

- This information is given as a guide only and its accuracy cannot be guaranteed. Services or recent additions to the network may not be shown.
- Cables, overhead lines & substations owned by other electricity network owners or private companies may be present and may not be shown.
- You should always verify exact locations of cables using a cable locator and by careful use of hand tools in accordance with HSE guidance note HSG47.
- When working within 10m of any overhead electric line you should follow the requirements of HSE Guidance Note GS6.
- For further advice on working near our electricity cables or lines, call our Contact Centre on 0800 096 3080.
- Advice should be sought from the Western Power Distribution Contact Centre for any work that is to take place in proximity to 66kV or 132kV underground cables and 66kV 132kV overhead lines – 0800 096 3080

Overhead Line



SURF Telecoms



Link Box



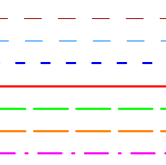
Site Location



Line/Area



Underground Cable



Pilot Cables



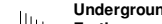
PME Earth



Pole Mounted Transformer



Underground Earth



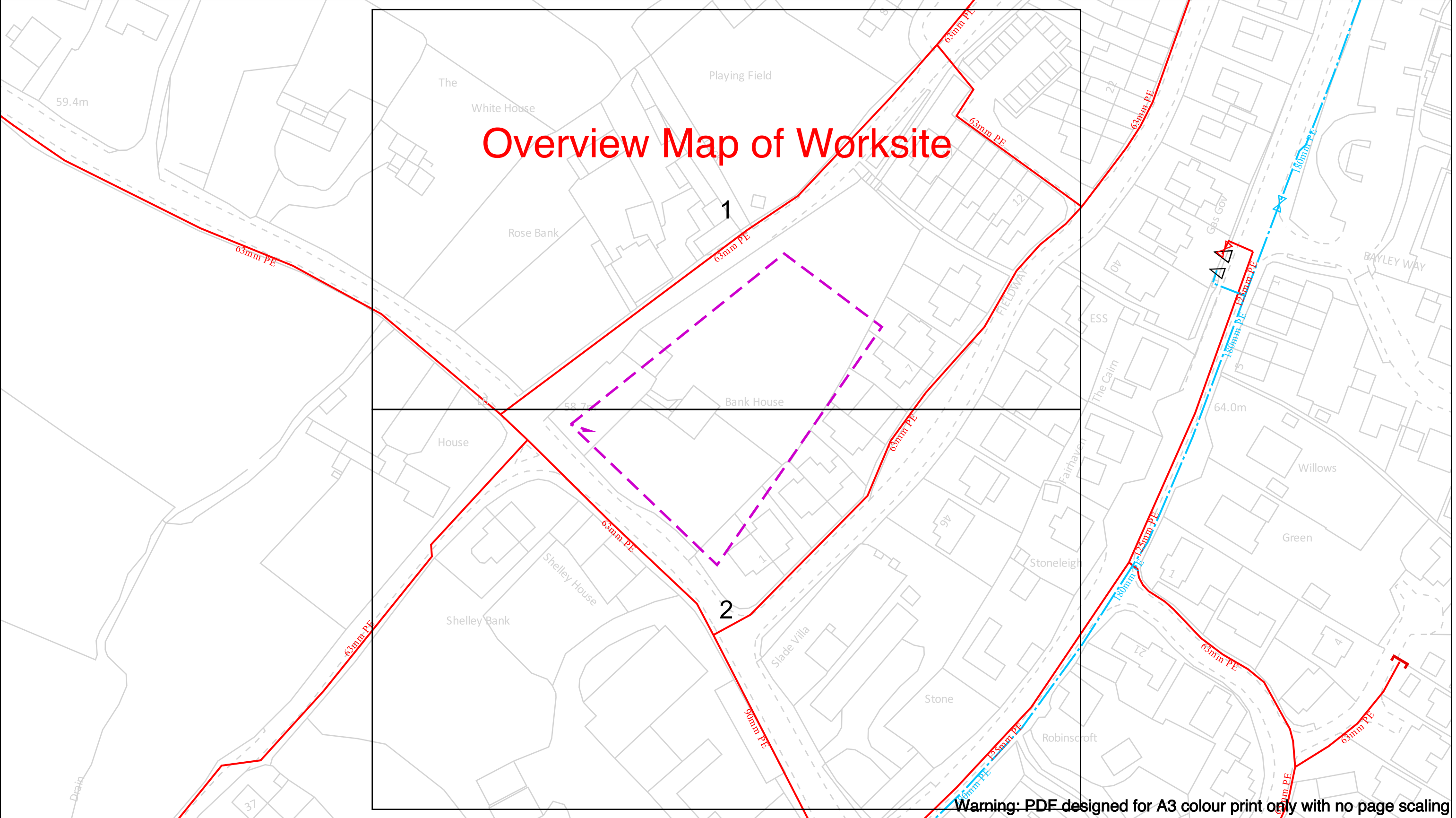
Ground Mounted Transformer



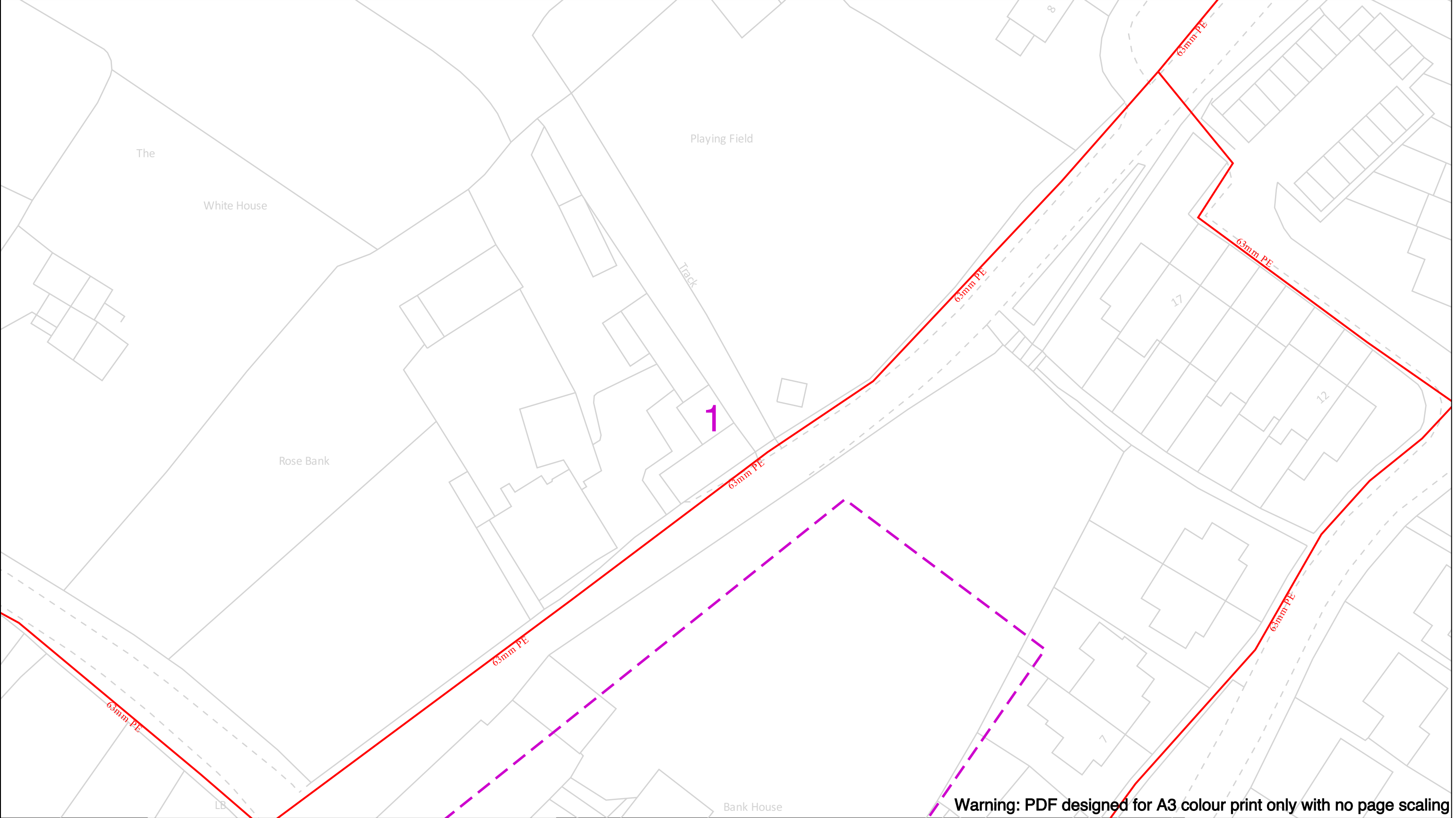
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Appendix C – Cadent Gas Mapping Search



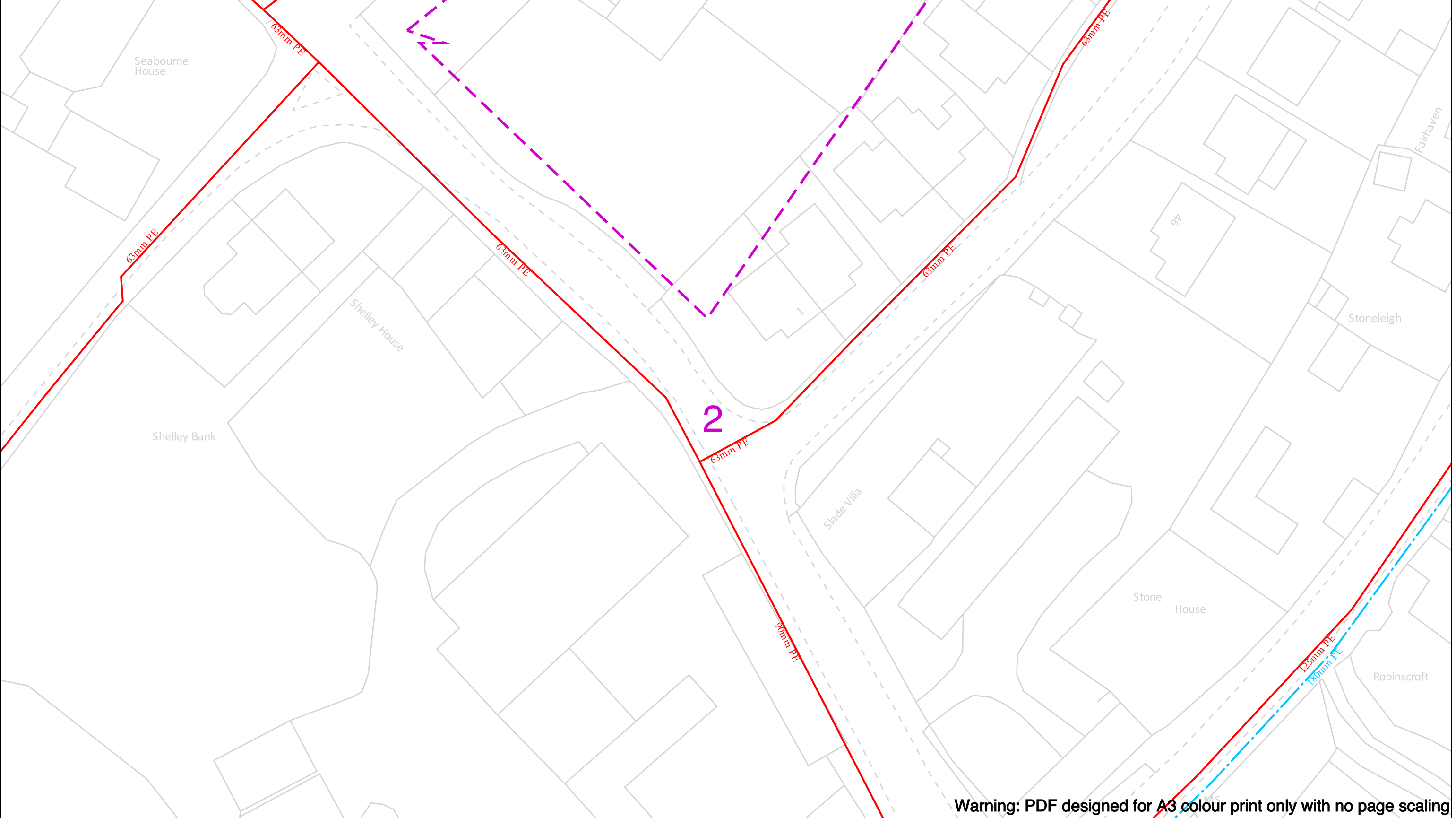
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| <p>Date Requested: 29/11/2021 Job Reference: 24021586 Site Location: 353232 245690 Requested by: Mr Richard Smith Your Scheme/Reference: 2104 - Bank House</p> <p>Scale: 1:1025 (When plotted at A3)</p> | | <p>View extent: 200m, 115m</p> <p>IMPORTANT NOTICES</p> <p>This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.</p> | <p>In case of an emergency call 0800 111 999</p> <table><tr><td><p>Dig Sites</p><ul style="list-style-type: none">— LP Mains— MP Mains— IP Mains— LHP Mains</td><td><p>Area: Line: </p></td><td><p> Valve</p><p> Depth of cover</p><p> Syphon</p></td><td><p> Diameter Change</p><p> Material Change</p><p> Out of Standard Service</p></td></tr></table> | | <p>Dig Sites</p> <ul style="list-style-type: none">— LP Mains— MP Mains— IP Mains— LHP Mains | <p>Area: Line: </p> | <p> Valve</p> <p> Depth of cover</p> <p> Syphon</p> | <p> Diameter Change</p> <p> Material Change</p> <p> Out of Standard Service</p> | <p>Cadent</p> <p>Your Gas Network</p> |
| <p>Dig Sites</p> <ul style="list-style-type: none">— LP Mains— MP Mains— IP Mains— LHP Mains | <p>Area: Line: </p> | <p> Valve</p> <p> Depth of cover</p> <p> Syphon</p> | <p> Diameter Change</p> <p> Material Change</p> <p> Out of Standard Service</p> | | | | | | |
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| | View extent: 200m, 115m | In case of an emergency call 0800 111 999 | |  Your Gas Network |
| Date Requested: 29/11/2021 Job Reference: 24021586 Site Location: 353232 245690 Requested by: Mr Richard Smith Your Scheme/Reference: 2104 - Bank House | IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. |  Dig Sites  LP Mains  MP Mains  IP Mains  LHP Mains Area:  Line:   Valve  Depth of cover  Syphon  Diameter Change  Material Change  Out of Standard Service | | |
| Scale: 1:500 (When plotted at A3) | | | | |

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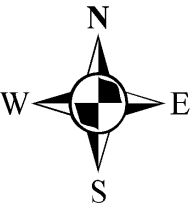
Appendix D – Gigaclear Fibre Mapping Search

Appendix E – Welst Water Mapping Search



Dŵr Cymru
Welsh Water

Bank House Ridgeway Road Sutton St Nicholas
Herefordshire HR1 3AU



LEGEND(Representative of most common features)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|----------------|--|--------------|--|-----------------------|--|------------------|--|-------------------------|--|-------------------------|--|-----------------|--|-----------------|--|----------------|--|-------------|--|---------------|--|---------------|--|-------------------------------------------------------|--|------------------------|--|---------------|--|--------------------|
| | Waste network: | | Foul chamber | | Surface water chamber | | Combined chamber | | Combined sewer overflow | | Special purpose chamber | | Treatment works | | Pumping station | | Storm Overflow | | Rising main | | Gravity sewer | | Private sewer | | Private sewer subject to Sect. 104 adoption agreement | | Private sewer Transfer | | Lateral Drain | | Inspection Chamber |
|--|----------------|--|--------------|--|-----------------------|--|------------------|--|-------------------------|--|-------------------------|--|-----------------|--|-----------------|--|----------------|--|-------------|--|---------------|--|---------------|--|-------------------------------------------------------|--|------------------------|--|---------------|--|--------------------|

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.

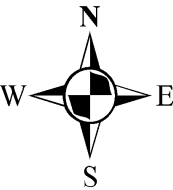
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Printed on: 30 Nov 2021



Dŵr Cymru
Welsh Water

Bank House Ridgeway Road Sutton St Nicholas
Herefordshire HR1 3AU



LEGEND

| | | |
|-------------------------|-----------------------|----------|
| Clean network: | Sluice valve | Stop tap |
| Pressure reducing valve | Water Treatment Works | |
| Meter | Water Pumping Station | |
| Bulk meter | Existing main | |
| Hydrant | Non-operational main | |
| Cap end | Raw Water | |
| Air valve | | |

NB: Water main symbol colour indicates the type.
LIGHT BLUE - Trunk
DARK BLUE - Distribution
YELLOW - Raw Water

Notes:

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Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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