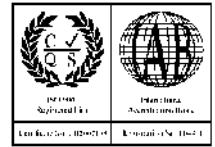




# River Lugg Internal Drainage Board

Pye Corner • Broadstreet Common • Nash • Newport • South Wales • NP18 2BE  
Tel: 01633 275922 Fax: 01633 281155 E-mail: [admin@caldandwentidb.gov.uk](mailto:admin@caldandwentidb.gov.uk) [www.caldandwentidb.gov.uk](http://www.caldandwentidb.gov.uk)



Matt Tompkins  
Planning Services  
PO Box 230  
Blueschool House  
Blueschool Street  
Hereford  
HR1 2ZB

**Our Ref:** MG/100/E/6

**Date:** 05<sup>th</sup> March 2013

**Planning Application:** 130088/F

**Description:** Erection of 1 no. poultry building and the extension to 2 no poultry buildings with associated infrastructure.

**Location:** Maund Court Bodenham Hereford HR1 3JA.  
Easting/Northing: 356299/250422

Dear Sir,

I am writing to you to respond to the above Proposal that has been brought to our attention by local residents.

The proposed site lies outside of the Board's operational area but well within the catchment. The location in question feeds into a particularly sensitive area, with properties immediately downstream and further along Moor Brook Lateral 1 and 2 at risk of flooding. As it is a flood prone area the development has the potential to have a direct effect on Board operational interests.

Moving on from this I would like to inform you of the Board's requirements in respect of surface water disposal, and ask that they be taken into consideration when the application is assessed:

- Rates for storm water runoff discharged from the site to replicate or achieve a reduction from the 'greenfield' response of the site over a range of storm probabilities, accompanied by the required On-site Storage designed for the 1 in 100 year storm event.
- For the range of annual flow rate probabilities, up to and including the 1% annual probability (1 in 100 year storm event) the developed rate of run-off discharged from the site into a Viewed Reen or ordinary watercourse shall be no greater than the undeveloped rate of run-off for the same event.
- The potential effect of future climate change shall be taken into account by increasing the rainfall depth by 10% for computing storage volumes.
- All in compliance with The Institute of Hydrology Report 124 (IoH 124) - Flood estimation for small catchments (1994)

## **All to the satisfaction of the Engineer to the Board**

No additional surface water runoff is permitted into the viewed watercourses without written Land Drainage Consent, which would have to be obtained from the Board under the terms of the Land Drainage Act 1991 and the Flood and Water Management Act 2010.

## **Legal Requirements**

Under the provisions of the Land Drainage Act 1991, Internal Drainage Boards have a duty to exercise a general supervision over all matters relating to the drainage of land within their Drainage District. In addition to this, the River Lugg Internal Drainage Board (in common with many other Boards) has made Byelaws under Section 66 of the Act, to further control works carried out and activities undertaken by others affecting watercourses within its Drainage District. In particular, the Byelaws permit the Board to control the rate of surface water run-off from development sites into the Drainage District.

---

I would also draw your attention to:

1. The area of River Lugg Internal Drainage Board is a Natural Flood Plain and whilst every effort will continue to be made to guard against and to alleviate flooding, no guarantee can be given against the worst effects of abnormal weather and river conditions.
2. Compliance with the recommendations in the following Report:
  - Technical Guidance to the National Planning Policy Framework 2012.
3. That both current and future developers/owners should be made aware of the risks associated within the area being considered.

Thank you for consulting the River Lugg IDB.

Yours Sincerely



**Mark Groves**

**Assistant Engineer**

S:\IDBoard 2010\100-RLIDB\Eng\6-Plan Cont & Adopt\Planning Applications\HDC\2013\130088F - Poultry building - 05.03.2013.docx