

SITE: Land South of Church Road, Brampton Abbots, Ross-on-Wye, Herefordshire

TYPE: Planning Permission

DESCRIPTION: Construction of 7 no. residential dwellings with garages/ car ports

APPLICATION NO: 192312

GRID REFERENCE: OS 360260, 226497

APPLICANT: Mr Adam West

AGENT: Robert Clancy

DATE OF THIS RESPONSE: 10/10/2019

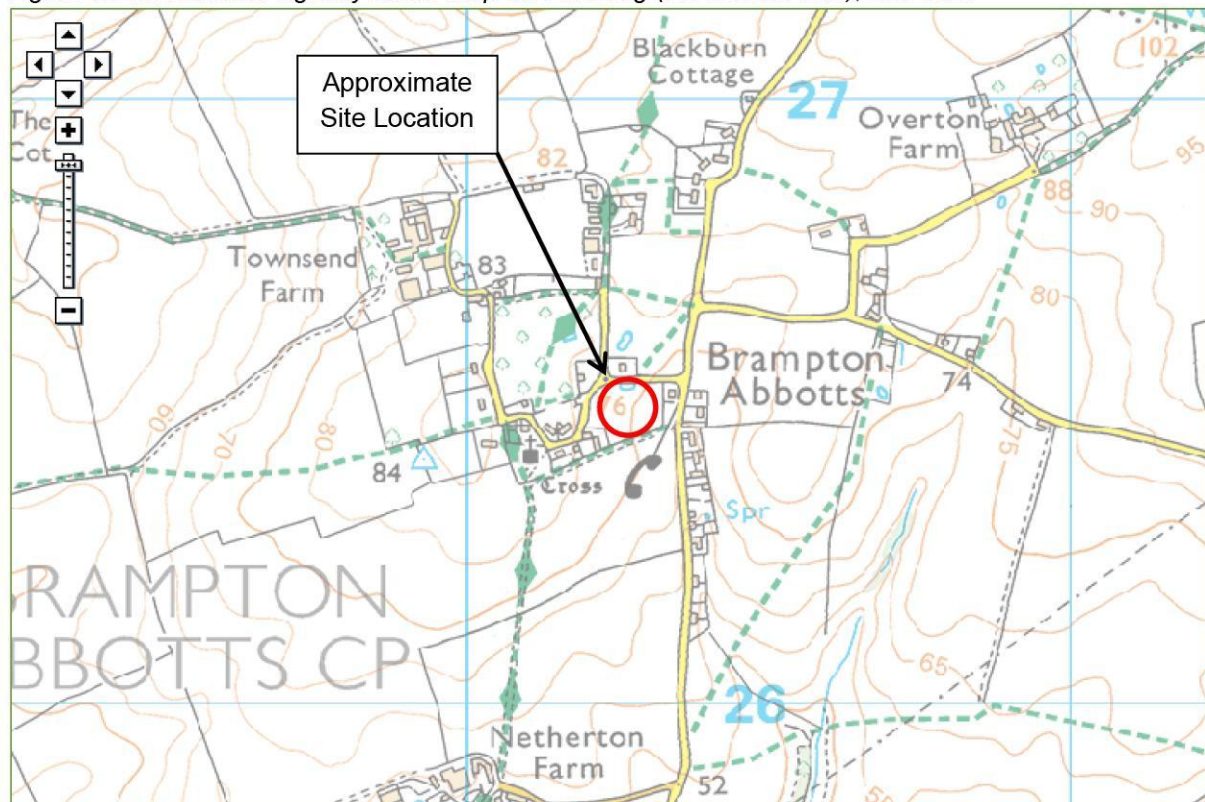
Introduction

This response is in regard to flood risk and land drainage aspects, with information obtained from the following sources:

- Application for Planning Permission; dated 14 June 2019.
- Proposed Site Layout (Ref: 16009.101); dated 20 June 2019.
- Location Plan drawing (Ref: 16009.100); dated 28 October 2016.
- Design and Access Statement (Ref: 16009.600).
- Surface Water Drainage Statement (Updated Drainage Strategy) dated 30 Sept 2019
- Proposed off-site drainage connection

Site Location

Figure 1: Environment Agency Flood Map for Planning (Rivers and Sea), Jan 2017



Overview of the Proposal

The proposal is for 7 residential dwellings, together with sustainable urban drainage, vehicular and pedestrian accesses, landscaping and related infrastructure and engineering works. The site measures 0.74 ha and is currently used for agricultural purposes. The landscape is gently slopped approximately west to east. The closest watercourse is an ordinary watercourse approximately 1 km to the south. The River Wye is located approximately 1.2 km to the west.

Fluvial Flood Risk

Review of the Environment Agency's Flood Map for Planning (Figure 1) indicates that the site is located within the low risk Flood Zone 1. Flood Zone 1 comprises land assessed as having less than a 1 in 1,000 annual probability of river flooding.

As the site is less than 1 ha, in accordance with Environment Agency standing advice the planning application does not need to be supported by a Flood Risk Assessment (FRA). This is summarised in Table 1.

Table 1: Scenarios requiring a FRA

	Within Flood Zone 3	Within Flood Zone 2	Within Flood Zone 1
Site area less than 1ha	FRA required	FRA required	FRA not required*
Site area greater than 1ha	FRA required	FRA required	FRA required

**except for changes of use to a more vulnerable class, or where they could be affected by other sources of flooding*

Surface Water Drainage

The Applicant provided a surface water drainage strategy (referred to as the Levels and Drainage Strategy) and a Surface Water Drainage Statement dated 24 June 2019 which has since been superseded by the Updated Drainage Strategy as referred above.

A drawing showing an off-site drainage connection has also been provided, although it should be noted that this shows superseded overflow details that should be read in context of the later submission

In accordance with the NPPF, Non-Statutory Technical Standards for Sustainable Drainage Systems and Policy SD3 of the Core Strategy, the drainage strategy should incorporate the use of Sustainable Drainage (SUDS) where possible. Testing has demonstrated that infiltration to the ground is not possible.

The surface water drainage strategy demonstrates 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.

The design has been developed to Sewers for Adoption and we understand that the surface water sewers are to be presented for adoption by Welsh Water. As the proposed drainage system will communicate with a highway drain, it is essential that Welsh Water adopt the system. There is no recent correspondence demonstrating that Welsh Water will adopt the surface water system

The proposed surface water sewer will run alongside an existing foul sewer. The surface water sewer is shown crossing the foul sewer. It has been assumed that there is sufficient space for the manholes, which may be the case but it is possible that the manhole locations may need to change. There is also a trace identified during the survey. This could be the water main, but as the water main is HPDE

it is possible that there is another service in the highway. We also know that there is a highway drain in the road

Welsh Water need to review the proposals for the highway drain and confirm that they accept the proposals to install a new surface water sewer in close proximity to the foul sewer

Foul Water Drainage

The Applicant has not provided a foul water drainage strategy. The Design and Access Statement states that 'the proposed scheme will connect to the existing mains and foul water system running along Church Road' and that 'Additional services currently running through the site will be routed for use within the scheme'. There are no drawings detailing the foul water drainage layout and features, including the location of any existing features, although the updated Levels and Drainage Strategy drawing shows vague details of a connection in the highway.

We note that Welsh Water have previously advised that the proposed upgrades to the receiving sewage works are programmed to be complete by 31st March 2020 and any dwellings must remain unoccupied prior to this date.

Overall Comment

We await the submission of a letter from Welsh Water confirming that they are willing to adopt the proposed surface water drainage system and correspondence demonstrating that Welsh Water have approved the proposals for the installation of the new surface water sewer in the road.

Refined proposals for the foul drainage connection are also required.

