

SITE: Area C, Land off East side of Fordshill, Holme Lacy Road, Hereford HR2 6NS
TYPE: Planning Permission
DESCRIPTION: Proposed erection of 2 no. office buildings for 'old-style' B1 office use (now Class E (g)). Each building has a floor area of 765m². Each building will have two-storeys, respecting the limitations of Condition 16 (a).
APPLICATION NO: 242475
GRID REFERENCE: OS 353917 - 237778
APPLICANT: Eastside 2000 Ltd
AGENT: Mr Edward Thomas

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

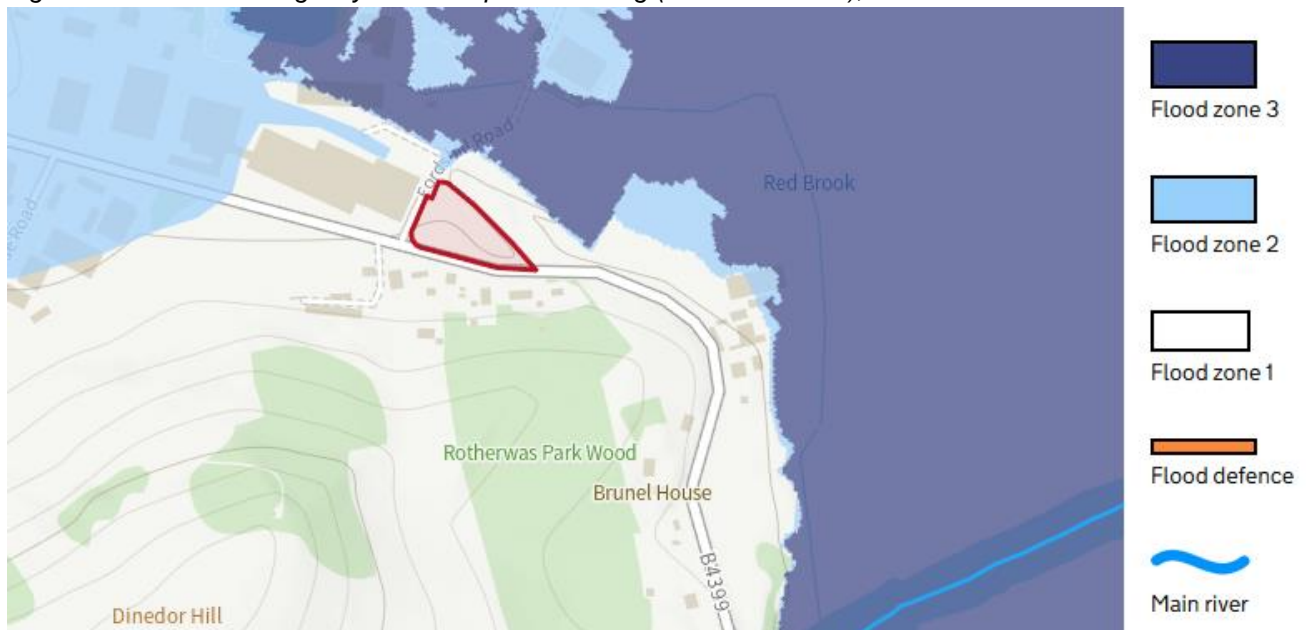
- Location Plan (Ref: P004A);
- AMENDED Existing Site Block Plan 11.10.24 (Ref: P001A);
- AMENDED Proposed Site Block Plan inc. visibility splay and planting scheme 11.10.24 (Ref: P002B);
- AMENDED Plans and Elevations 11.10.24 (Ref: P003B);
- Supporting Information (Ref: 24144);
- Flood Evacuation Management Plan.

Overview of the Proposal

The Applicant proposes the construction of 2 office buildings for B1 office use. The site covers an area of approx. 0.6ha and is currently a greenfield site. The Red Brook flows approx. 110m to the north of the site. The River Wye flows around the site from approx. 545m to the northeast of the site to approx. 485m to the southeast of the site. The topography of the site is flat.

Site Location

Figure 1: Environment Agency Flood Map for Planning (Rivers and Sea), November 2024.



Flood Risk

Fluvial Flood Risk

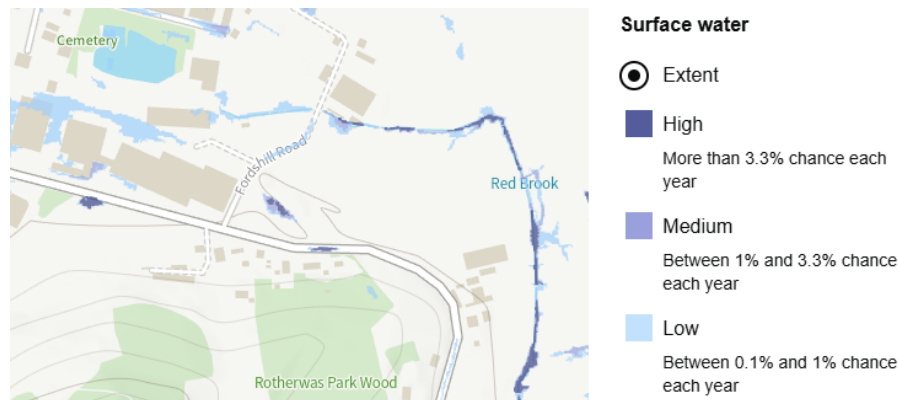
Review of the Environment Agency's Flood Map for Planning (Figure 1) indicates that the site is located within the low probability Flood Zone 1. As the site is wholly within Flood Zone 1 and covers an area of less than 1ha, a Flood Risk Assessment is not required. Furthermore, the site location within the

Hereford Enterprise Zone also mitigates the requirement for a site-specific Flood Risk Assessment to be produced. However, the below flood mitigation proposals have been made in line with the recommendations in the JBA Drainage and Flood Management Strategy, dated January 2021.

We highlight that any planning application should be submitted in accordance with the Hereford Enterprise Zone (HEZ) Local Development Order (LDO) October 2019, Drainage and Flood Management Strategy September 2009, the Herefordshire SuDS Handbook and the Herefordshire Council Planning Applications Flood Risk & Drainage Checklist available on the Council's website: https://www.herefordshire.gov.uk/info/200142/planning_services/66/about_planning_services/11.

Surface Water Flood Risk

Figure 2: EA Surface Water Flood Risk Mapping.



Although the site is within Flood Zone 1, there is a high-risk area of surface water ponding identified in the central, northern site boundary. The proposed buildings are sited along the southern site boundary with the associated car parking area proposed to the north, where the risk is identified.

Hereford Enterprise Zone (HEZ) provisions and conditions

In accordance with the HEZ LDO, the application for determination must be accompanied by information to satisfy the provisions and conditions of the LDO. These are presented below, with a commentary provided of the information submitted by the applicant in respect of these conditions.

General provision: A calculation of the volume of water use and foul/wastewater drainage to be discharged to the public foul sewer.

Condition 6 - There shall be no direct or indirect discharge of surface water and/or land drainage run off to the public foul sewer.

No details have been provided regarding the proposed drainage arrangements.

Condition 6 cannot be discharged.

Condition 7 - A surface water drainage system shall be submitted to and approved in writing by the local planning authority which incorporates oil interception measures, a sustainable urban drainage system and necessary water attenuation measures and accords with the principles of section 3.2 of the Rotherwas Drainage and Flood Management Strategy (2009) or any document amending or superseding this strategy. The scheme shall include a schedule of works and details of how the system will be managed and maintained for the lifetime of the development and shall thereafter be implemented in accordance with the approved details before the development is first brought into use.

No details have been provided regarding the proposed drainage arrangements. Site-specific infiltration testing will be required to inform an appropriate surface water drainage strategy for the site. We await further details.

Condition 7 cannot be discharged.

Condition 8 - Details of flood mitigation and resilience measures shall be submitted to and be approved by the local planning authority that comply with requirements set out in the Rotherwas Drainage and Flood Management Strategy (2009) or any revision or modification to, or replacement superseding this document, prepared by or for the local planning authority. The development shall be completed in accordance with the approved details.

The JBA Drainage and Flood Management Strategy Report (January 2021) provides the current guidance for which new buildings in the HEZ should comply.

The recommended 1 in 100yr + CC flood event finished floor level for this location (Building 50 – Chapel Road) should be set at a level of 49.06mAOD, with the surrounding ground levels to remain as existing as the site is in Flood Zone 1. This recommended FFL is informed by data taken from the site surroundings on Fordshill Rd as this site is shown to be flood free in the 1 in 100yr + CC flood event. We note proposals for the finished floor levels of both buildings to be set at 49.2mAOD which is adequate.

These proposals are in line with the requirements of the JBA report.

Condition 8 can be discharged.

Condition 9 - Prior to the first occupation of the development, a Flood Evacuation Management Plan shall be submitted to and approved in writing by the local planning authority in consultation with the local authority's Emergency Planning Officer and Emergency Services. The plan shall include full details of proposed awareness training and procedure for evacuation of persons and property (including vehicles), training of staff; and method and procedures for timed evacuation. It shall also include a commitment to retain and update the plan and include a timescale for revision of the plan.

A flood evacuation plan has been submitted as part of the application despite the site being wholly located within Flood Zone 1. **The Applicant should be reminded that flood evacuation information should be clearly displayed within communal areas of the buildings, which includes a Flood Evacuation Map specific to the site.**

Condition 9 can be discharged.