SITE: APPLICATION TYPE: DESCRIPTION:	Bromtrees Hall, Stoke Lacy, Bromyard, Herefordshire HR7 4HZ Planning Permission Proposed erection of 3 no. turkey rearing sheds with associated feed bins and hard standings
APPLICATION NO:	P141528/F
GRID REFERENCE:	OS 364132, 248047
APPLICANT:	Farmer Pudge & Co
DATE OF THIS RESPONSE:	14/07/2014

### Introduction

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

- Environment Agency (EA) indicative flood maps available through the EA website;
- EA groundwater maps available through the EA website;
- Ordnance Survey mapping;
- Strategic Flood Risk Assessment for Herefordshire;
- Herefordshire Unitary Development Plan March 2007.

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

- Application Form;
- Surface Water Management Plan, ADAS UK Ltd, May 2014;
- Design and Access Statement, May 2014;
- Location Plan, Drawing No. IP/FP/01;
- Site Plan, Drawing No. IP/WP/02.

### Site Location

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



#### **Overview of the Proposal**

The proposed development comprises the erection of three turkey rearing units to expand current facilities at Bromtrees Hall. The units will measure a total of 91.435m x 18.288m (occupying a site area of approximately 0.98 hectares (ha) and will be located on currently greenfield land.

Details of a surface water management strategy have been provided by the Applicant.

### Fluvial Flood Risk

Review of the EA's Flood Map for Planning (Figure 1) indicates that the site lies in the low risk Flood Zone 1. As the site is less than 1 ha, a FRA is not required in accordance with the requirements of NPPF.

### Other Considerations and Sources of Flood Risk

The EA's Flood Map for Surface Water indicates that the site lies in an area of very low risk of flooding from surface water.

Our review of site topography indicates that the site is at little risk from flooding from overland flow. However, as the site is located on sloping ground, we recommend that floor levels are raised a nominal amount above adjacent ground levels to prevent the flow of water to within or through the proposed structures.

The site does not lie in an area designated as a groundwater Source Protection Zone.

### Surface Water Drainage

The Applicant's Surface Water Management Plan states that infiltration testing was undertaken within the site boundary in accordance with BRE 365. The tests concluded that infiltration was not a feasible option for surface water disposal at this site and we concur with this conclusion.

The Applicant has provided a robust drainage strategy to manage site generated surface water runoff. The drainage system will capture and attenuate flow up to and including the 1 in 100 year event allowing for the potential effects of climate change.

Storage will be provided in an open detention basin and consideration has been given to enhancing biodiversity. Flow will be discharged to an existing drainage ditch to the north of the site at a maximum rate of 5 l/s. We approve of this approach and believe it meets the requirements of the draft National Standards for Sustainable Drainage and Policy DR4 of the Unitary Development Plan which specify that a drainage strategy should incorporate the use of Sustainable Drainage (SUDS) where possible.

The Applicant has given consideration to designing for exceedance or blockage of the surface water drainage system. The freeboard included in the design of the detention basin will provide additional storage if necessary. A high level overflow will be provided from the detention basin toward the existing drainage ditch in the event of blockage of the orifice outlet from the pond. Monthly inspection of the discharge flow control unit will be carried out to ensure that it is free from blockage and periodic removal of sediment deposits from the basin will be undertaken when necessary.

## Foul Water Drainage

The Applicant's Surface Water Management Plan provides some information regarding the management of dirty water from the site.

Foul water from welfare facilities on site will be captured and handled separately from the surface water drainage system. Likewise cleaning water used within the poultry houses will be intercepted by drains within the house and taken to a dirty water storage tank for removal or subsequent landspreading.

# **Overall Comment**

There are no objections to this development on flooding or drainage grounds.

Prior to construction, we recommend that a detailed foul water and surface water drainage design is provided to the Council for review and approval.