

**SITE:** Bank House, Ridgeway Road, Sutton St Nicholas HR1 3AU  
**TYPE:** Planning Permission  
**DESCRIPTION:** Refurbishment and extension to Bank House including a detached garage, conversion of the barn to a single dwelling with detached garage annexe, construction of two bungalow style dwellings with detached garages. Tree management works including felling and replacement orchard and native tree planting.  
**APPLICATION NO:** 214505  
**GRID REFERENCE:** OS 353223 - 245683  
**APPLICANT:** Messers Turner & Williams  
**AGENT:** Mr R Smith

Our knowledge of the development proposals has been obtained from the additional sources provided since our previous consultation response in October 2024:

- AMENDED Drainage Plan 31.1.25 (Ref: PL 07 E);
- Bank House Surface Water Strategy 23.12.24;
- Email exchange with Agent – additional drainage info to be submitted 8.11.24;
- Email enc amended drainage plan 31.1.25.

### **Site Location**

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



### **Overview of the Proposal**

The Applicant proposes the construction of 2 new bungalow-style dwellings (1 x 3-bed and 1 x 2-bed) and the conversion of a barn to a single 3-bed dwelling.

Although the development description includes the refurbishment and extension to Bank House, we understand that these works have been approved under a separate full householder application (223351). As such, we will provide no comments regarding these proposals.

The site covers an area of approx. 0.42ha and is currently the residential curtilage/gardens of Bank House. An ordinary watercourse flows approx. 60m to the west of the site. The River Lugg flows approx. 570m to the southwest of the site. The topography of the site is relatively flat with a gentle slope from northeast (62.60mAOD) to southwest (60.40mAOD) by approx. 2.2m.

## **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 proposed development is located within Flood Zone 1 and is less than 1ha, 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 Flood Risk***

Review of the EA's Risk of Flooding from Surface Water map indicates that the site is not located within an area at risk of surface water flooding. The adjacent highways to the southeast ('Ridgeway Road') and southwest ('Fieldway') of the site is shown to be a low to medium-risk surface water flow route.

*Figure 2: EA Surface Water Flood Risk Mapping.*



### ***Other Considerations and Sources of Flood Risk***

The EA Flood Map for Planning does not consider watercourses with small catchments and therefore it may happen that the site is identified as located in Flood Zone 1 on the EA map but there may be a risk of fluvial flooding from the watercourse located approx. 60m to the west of the site. The potential risk from this watercourse should be considered in the design of the development.

Review of the EA's Groundwater map indicates that the site is not located within a designated Source Protection Zone or Principal Aquifer.

### **Surface Water Drainage**

Infiltration testing has now been completed at the site in accordance with BRE 365 whereby two trial holes were excavated to 1.2m (IFT1) and 0.8m (IFT2) deep respectively. Three tests were conducted in each hole and acceptable infiltration rates of  $1.18 \times 10^{-5} \text{m/s}$  (IFT1) and  $1.11 \times 10^{-5} \text{m/s}$  (IFT2) was established. It appears that the holes were excavated centrally onsite; the locations have been

presented on a drawing. As such, a surface water discharge to ground appears viable. No groundwater was encountered at 2.2mBGL.

We note proposals for each of the new dwellings to be served by an individual soakaway. For Plot 1, the barn conversion and the associated garage will be served by separate soakaways; these are shown to be sited in the small amount of available green space within the plot boundary, as preferred.

For Plot 3, the new bungalow will be served by a soakaway which is shown to be sited below a shared turning area as the individual plots are very spatially constrained given the required 5m offset distance from buildings. It is located at the edge of the turning area; this is favourable as, should the infrastructure collapse due to frequent vehicle loading, the access to the dwellings should not be affected. However, we must raise this as a risk and ask that the soakaways are located in green space if possible.

The individual garages proposed for Plots 2 and 3 are proposed to share a soakaway also located at the edge of the shared turning area; we assume that both future homeowners will be jointly responsible for this soakaway.

For Plot 2, the new bungalow will be served by a soakaway sited to the southwest of the dwelling. Due to the 5m offset distance requirements, the soakaway borders the private curtilages of Plot 1 and the existing Bank House. This is not favourable due to potential future issues associated with access for maintenance purposes; appropriate legal agreements could be put in place to overcome these possible issues. **Where possible, the plot boundaries or the soakaway location should be revised to accommodate the soakaway within the boundary of Plot 2.**

The existing dwelling ('Bank House') proposed for refurbishment and extension is also proposed to be served by two soakaways, with a third for the associated garage; these are all located within the respective private curtilage, as favoured. We assume this will replace any existing surface water drainage infrastructure serving the dwelling onsite.

All soakaways have been designed to accommodate a 1 in 100yr + 40% CC event, informed by the infiltration rate established at 1.2mBGL ( $1.18 \times 10^{-5}$ m/s).

All areas of hardstanding are proposed to be constructed of permeable materials; these have been sized to accommodate a 1 in 100yr + 40% CC event using the infiltration rate established at 0.8mBGL ( $1.11 \times 10^{-5}$ m/s).

### **Foul Water Drainage**

We understand that the foul flows associated with the 3 new dwellings (2 bungalow-style dwellings and barn conversion) will discharge to the Welsh Water public foul sewer, as required given the close proximity of this asset (approx. 30m to the SSE of the site on 'Fieldway'). Welsh Water have confirmed that capacity exists within the public foul sewer to accommodate these flows. A gravity-fed discharge will be achieved from the site to the sewer.

### **Overall Comment**

#### **NO OBJECTION**

Based on the reviewed documents stated above, provided there are no changes made to the proposed surface water and foul water drainage arrangements at any other planning stages and will be constructed in line with the design and plans under this application, in principle, we hold no objections to the proposed development.