

From: Irwin, Graeme <graeme.irwin@environment-agency.gov.uk>
Sent: 21 August 2020 14:38
To: Barrie Davies <Barrie@asbriplanning.co.uk>
Cc: Withers, Simon <Simon.Withers@herefordshire.gov.uk>; Dylan Green <Dylan@asbriplanning.co.uk>
Subject: RE: Your Ref. SV/2017/109509/03-L01 Land South of Closure Place, Peterchurch, Herefordshire (LPA Ref. 172543)

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Good afternoon Barrie.

Thank you for your email. Without the benefit of seeing any revised proposal there may be some scope for a modest reduction on this 8 metre restriction as long as there is no impact on flood storage or flood flows, which would need to be confirmed in any reserved matters application. However, we would not wish to see any permanent built development (dwellings) within this area, but may accept roads/footpath and/or fencing and with a minimum of 6 metres still maintained. Any works within 8 metres will also be subject to a Flood Risk Activity Permit (FRAP) from the Environment Agency.

Regards.

Graeme Irwin

Senior Planning Officer - Sustainable Places (West Midlands Area)

Environment Agency Hafren House, Welshpool Road, Shrewsbury, SY3 8BB

Contact | Mob: 07500 760028 | **Ext:** 020302 51624 | **Int:** 31624 | graeme.irwin@environment-agency.gov.uk

Incident management role: Assistant Flood Warning Duty Officer

My normal working week is Monday – Thursday.



From 19 March 2020: Due to the situation surrounding the Covid-19 outbreak, we are presently focusing on business critical statutory activities and are unable to carry out normal work duties. Apologies for inevitable delays in service at this time. You should get a response to emails to officers or the team inbox in due course.

Best wishes.

From: Barrie Davies [<mailto:Barrie@asbriplanning.co.uk>]

Sent: 06 August 2020 14:35

To: Irwin, Graeme <graeme.irwin@environment-agency.gov.uk>

Cc: swithers@herefordshire.gov.uk; Dylan Green <Dylan@asbriplanning.co.uk>

Subject: Your Ref. SV/2017/109509/03-L01 Land South of Closure Place, Peterchurch, Herefordshire (LPA Ref. 172543)

Hi Graeme

I hope you are keeping well.

I write in respect of the above site in Peterchurch, Herefordshire, on which you provide the attached consultation comments. This resulted in Condition 15 being imposed on the permission;

15 There must be no new buildings, structures (including gates, walls, fences or any other means of enclosure) within 8 metres of the top of the bank of the River Dore (Main River).

Reason: To maintain access to the watercourse for maintenance or improvements and provide for overland flows.

For convenience, I attach a copy of your comments along with the indicative site layout that accompanied the application.

We now preparing a reserved matters application, but the 8m no build restriction is proving to be a significant constraint to achieving the level of development approved at outline stage. I therefore wondered whether there was any scope for negotiation on the 8m buffer, as long as we allow sufficient distance for maintenance of the river bank and as long as we ensure that overland flows are not restricted.

In the interest of openness, I have cc'd this to Simon Withers, Development Manager for the Area as the previous planning officer has since left the Authority.

I'd welcome a discussion on this if at all possible. My mobile is 07825 597782.

Thanks

Barrie

Barrie Davies – Director

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