

MEMORANDUM

To : Consultee
Email: martin.jackson@bblivingplaces.com

From : Ms K Gibbons, Planning Services, Blueschool House - H31

Tel : 01432 261781 My Ref : 132049/F

Date : 6 September 2013

SITE: Canon Pyon CE Academy, Canon Pyon, Hereford, Herefordshire HR4 8PF
APPLICATION TYPE: Planning Permission
DESCRIPTION: Rear extension to provide additional classrooms, to replace existing detached mobile classroom (to be removed upon completion of works).
Revisions to external hard play areas.
APPLICATION NO: 132049/F
GRID REFERENCE: OS 345870, 249697
APPLICANT: Canon Pyon CE Academy
WEBSITE: www.herefordshire.gov.uk/searchplanningapplications

The planning application described above has been received by Herefordshire Council. The application plans and supporting documents can be viewed, normally within 24 hours, by entering the application number using the link above.

If you have any comments to make please let me have them by 27/09/2013. If you do not respond by this date it will be assumed that you have no comments to make.

Any comments should be forwarded to kgibbons@herefordshire.gov.uk.

If you require any further information please contact the Case Officer, Ms K Gibbons.

Yours faithfully,

SUPPORT SERVICES OFFICER

Please see my response attached.

NAME:Martin Jackson
JOB TITLE:Flood Risk Manager
COMPANY:Balfour Beatty
DATE RETURNED:8-10-13

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Introduction

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

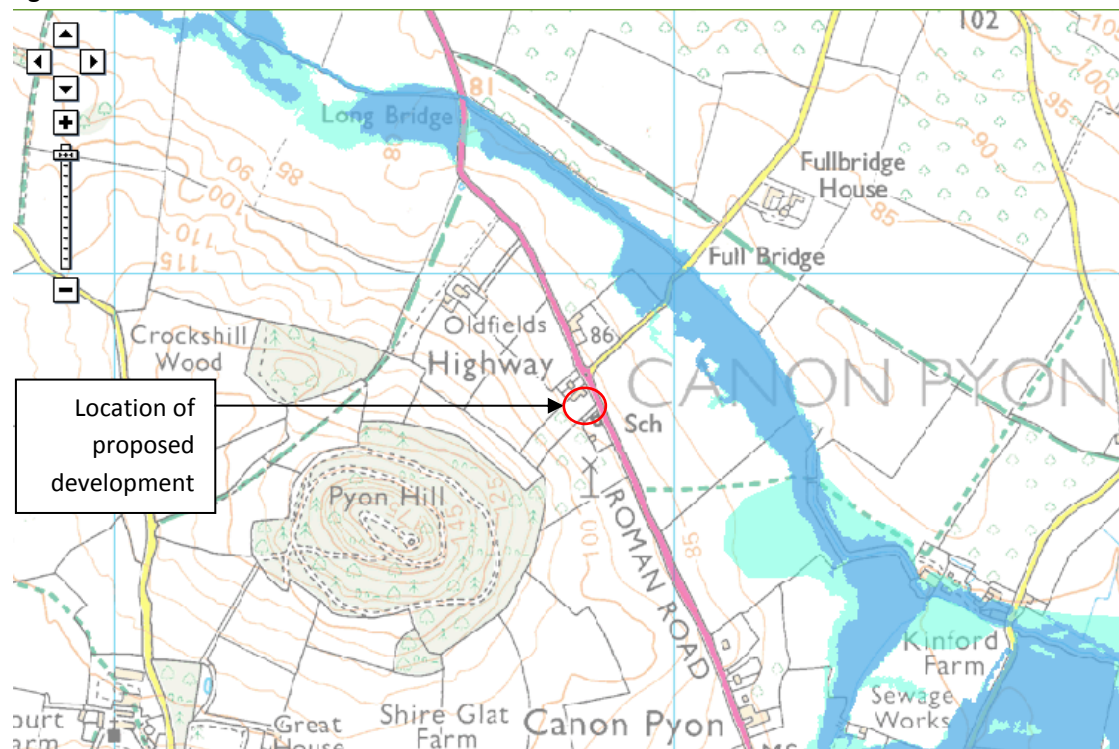
- Environment Agency (EA) indicative flood maps available through the EA website;
- EA groundwater maps available through the EA website;
- Updated Flood Maps for Surface Water;
- Ordnance Survey mapping;
- Strategic Flood Risk Assessment for Herefordshire;
- Herefordshire Unitary Development Plan -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

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

- Completed Application for Planning Permission;
- Site location plan;
- Existing east, west, south and north elevations;
- Existing ground floor plan, first floor plan and sections;
- Design and Access statement;
- Proposed ground floor layout and external elevations;
- Proposed first floor layout and external elevations

Environment Agency Flood Map

Figure 1



Overview of the Proposal

The development comprises the extension to the rear of the school to provide additional classrooms, to replace existing detached mobile classrooms (to be removed upon completion of works). Revisions to external hard play areas.

The plan states that surface water collected from the extension and external hard areas will be drained to an existing watercourse.

Fluvial Flood Risk

The site is located in the low risk Flood Zone 1. The annual probability of flood risk within Flood Zone 1 is less than 1 in 1000 (0.1%). As the site is located in Flood Zone 1 and it is less than 1ha, a Flood Risk Assessment (FRA) is not required.

Surface Water Flood Risk

Review of updated Flood Maps for Surface Water (uFMfSW) indicates that the site is not located in an area at significant risk from surface water runoff.

Surface Water Drainage

The plans state that surface water collected from the extension and external hard areas will be drained to an existing watercourse. The location and ability of these features to accommodate any increase in surface water discharge is unknown. It is recommended that confirmation of the location and ability of these features to accommodate additional flow is provided to Herefordshire Council to demonstrate compliance with Building Regulations, National Planning Policy Framework (NPPF) and the Local Plan.

We recommend that surface water runoff is attenuated to Greenfield runoff rates or below to prevent any increase in downstream flood risk and provide betterment. Surface water runoff should be managed through the use of SUDS techniques with the application of the SUDS management train, with preference given to the management of surface water runoff through infiltration, followed by controlled discharge to a watercourse, followed by controlled discharge to a sewerage network. This is in line with the requirements of the NPPF and Local Plan Policy DR7 Flood Risk.

The site is not located within a groundwater source protection zone therefore the use of all infiltration techniques is considered acceptable.

Overall Comment

There are no objections in principle on flooding or drainage grounds, subject to provision of detailed drainage drawings for the proposed works.