

From: Richard Pidduck-Smith <richard.pidduck-smith@berrys.uk.com>
Sent: 07 July 2020 10:10
To: Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk>
Cc: Graham Clark <graham.clark@berrys.uk.com>; jonathan@hopline.co.uk; Banks, Andrew <Andrew.Banks@herefordshire.gov.uk>
Subject: RE: Monksbury Court Barns, Monkhide (192765) - proposed erection of seven dwellings with garages and associated development

Hi Josh,

Further to the latest comments by the LLFA, I provide the following response from our Drainage Engineer:

A pond has been proposed by the applicant as the surface water infiltration test previously carried out on site by the applicant failed, due to excess water in the bottom of the trial pit holding meaning the lower 25% level was not achieved due to ground conditions. Surface water soakaway tests are carried out to an invert of 2.5m BGL (due to the deeper nature of surface water soakaways), whereas the foul drainage field test is carried out at a shallower level (circa 1m BGL) due to the need for aerobic interaction within the drainage field. It is not unusual for a site to fail a surface water test, but to pass a foul test, often with an infiltration rate in the lower order of permeability as seen here.

I am not aware of any guidance or restrictions on who can carry out infiltration tests and it's quite common for clients to carry these out using our guidance notes, provided they have the correct equipment (excavator, bowser etc.) which we always check. Please note that your Drainage Consultant has assessed and approved (please see attached email trail and refer to email of 26th May) the foul drainage scheme based on the percolation tests provided without questioning them or confirming that they would not be acceptable unless undertaken by a third party. Please advise if this is required and we will arrange one to be completed by a relevant third party. However, we would like an explanation of why this is now being requested, particularly having been approved previously.

Whilst the concerns on the pumped drainage field are noted, I view this as a detail issue to be dealt with at the detailed design stage; I see that a bespoke pump and tank solution will be required for the site to deal with more frequent running/lower pump flow rate required here. I'm unconcerned by the notion of this being dealt with under a more general drainage condition for the development.

Let me know should you have any further queries on this.

We trust this resolves the issues/ concerns of your Drainage consultant and we await to hear whether the scheme will be going to committee. In the meantime if you have any queries please don't hesitate to contact me.

Many thanks

Richard Pidduck-Smith
Senior Architectural Technologist




Berrys

Chartered Surveyors & Valuers • Property & Business Consultants • Chartered Town Planners

Shiretown House, 41-43 Broad Street, Hereford, HR4 9AR

t: 01432 809836 m: 07384 810659 e: richard.pidduck-smith@berrys.uk.com

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