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**Sent:** 11 April 2025 15:38

**To:** Neilson, Matthew <[Matthew.Neilson@herefordshire.gov.uk](mailto:Matthew.Neilson@herefordshire.gov.uk)>

**Cc:** Hockenhull, Joel <[joel.hockenhull@balfourbeatty.com](mailto:joel.hockenhull@balfourbeatty.com)>

**Subject:** 190645 - The Barneby Inn (OBJECTION)

Hi Matt,

We have reviewed the rebuttal response provided by the Applicant regarding the status of the receiving 'watercourse' however it includes no further evidence to cause change to our previous comments. No further evidence has been provided to demonstrate that this is a non-seasonal watercourse with a constant flow, the Applicant is only claiming this is the case; as such, our attached response remains unchanged, and our objection still stands. The 'watercourse' is highly unlikely to have a non-seasonal, constant flow.

As previously discussed, the ditch in question is not mapped as a watercourse and the upstream catchment is notably limited as there is no evidence of an upstream reach to the south of the A44 (we are unaware of any culvert under the highway). Should the Applicant wish to prove otherwise, they could go to the ditch and take photographs of the channel; after this prolonged dry spell, there would still be a constant flow should it be a non-seasonal watercourse as claimed. We were not aware of the suggested spring at the time of our technician's site visit. Furthermore, it is claimed that multiple neighbours corroborate the view that this is a permanent watercourse, but this has not been presented in supporting statements.

As the planning officer, we feel that the decision now lies with you, unless further evidence is provided, to determine the risks of approval should this be a seasonal watercourse. However, at present, we will still outline the non-compliance with the Binding Rules based on the information provided.

Kind regards,  
Lauren

**Lauren Harrison**

**Assistant Drainage Engineer** | Balfour Beatty | Services | Living Places | Herefordshire Public Realm

(Seconded to BBLP from Waterman Aspen)

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Download the : [Herefordshire SuDS Handbook](#) and the [Strategic Flood Risk Assessment \(Level 1\)](#)

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**SITE:** Land adjacent The Barneby Inn, Bredenbury, Nr Bromyard, Herefordshire  
**TYPE:** Planning Permission  
**DESCRIPTION:** Proposed erection of a two-storey dwelling and three bay detached garage block  
**APPLICATION NO:** 190645  
**GRID REFERENCE:** OS 360698 - 256763  
**APPLICANT:** Mr K & Mr C Barnett

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

- Application for Planning Permission;
- AMENDED Location Plan 31.08.19;
- Layout Plan;
- Additional Foul Water Management Details;
- Additional Drainage Details 08.07.20;
- Surface & Foul Water Drainage Strategy 25.9.23.

### **Overview of the Proposal**

The Applicant proposes the construction of a dwelling and garage. We estimate that the site covers an area less than 0.1ha and is currently mostly a car park with surrounding green land. An ordinary watercourse flows approx. 420m to the north of the site. River Lodon flows approx. 630m to the west of the site. A tributary of the River Frome flows approx. 715m to the northeast of the site. The topography of the site is relatively flat.

### **Site Location**

*Figure 1: Environment Agency Flood Map for Planning (Rivers and Sea), January 2023.*



### **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-risk Flood Zone 1. As the proposed development is less than 1ha and is located within Flood Zone 1, 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

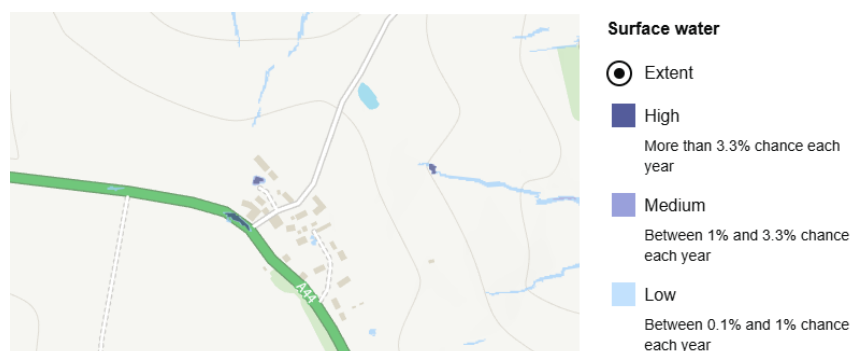
	Within Flood Zone 3	Within Flood Zone 2	Within Flood Zone 1
Site area less than 1ha	FRA required	FRA required	FRA not required*
Site area greater than 1ha	FRA required	FRA required	FRA required

\*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 at risk of surface water flooding.

Figure 2: EA Surface Water Flood Risk Mapping.



### Other Considerations

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 been undertaken at the site whereby one trial hole was excavated to 1.2mBGL. The water failed to drain proving poor soakage onsite. No groundwater level assessment was conducted.

It is stated that there is an existing surface water drainage system serving the 'Barnaby Arms Inn' pub. We understand that this is a private system which the Applicant (who also owns the pub) claims they own, however no evidence/proof of ownership has been presented for review. We assume that the public house has historically drained into a surface water drainage network, that now has other buildings (on separate land parcels) connected to it. We note that there are numerous connections onto the system meaning it is shared. It would appear that the public house has a right to discharge into the drain. If a future connection was built onto the existing network, then we will need to understand which party is responsible for the respective sections of the surface water drainage network, to the outfall.

Attenuation is proposed in the form of an attenuation tank (16.5m<sup>3</sup>) with a restricted discharge of 2l/s. No formal flow control is proposed. No drainage layout drawing has been provided to clarify where this tank would be located.

### Foul Water Drainage

Percolation testing has been undertaken at the site whereby two trial pits were excavated 0.3m and 0.6mBGL plus the 0.3m deep sump in the base. Both pits failed to sufficiently drain in 24 hours and were abandoned.

It is stated that the existing pub is served by a package treatment plant which discharges to the same 'local permanent watercourse' described above. It is described that this existing system/discharge is from both the surface water drains and the PTP. The proposed dwelling is to be served by a new package treatment plant with a discharge to the 'local permanent watercourse' via the existing surface water drainage system.

The existing system has been traced and a dye test was conducted; it is stated to discharge to a 'local permanent watercourse'. **We must be clear that this is not a local permanent watercourse**; it is not presented on mapping and upon visiting the site, there was a mere trickle in the base of the ditch due to the catchment upstream being notably small. The small trickle was deemed to be associated with the small input from the outfall pipe in question. Consequently, stagnant foul water was present in the 'watercourse' due to a lack of flow.

**As this is a local seasonal watercourse which does not have a non-seasonal, constant base flow, the foul water drainage proposals are not compliant with the Binding Rules and would require an EA permit. Furthermore, as above, there is no clarity on which parties are responsible for the maintenance of the drain. Therefore, we object to the drainage proposals for the above site. An alternative strategy is required.**

#### **Overall Comment**

#### **OBJECTION**

The proposed foul drainage system is not compatible with the General Binding Rules.