

From: Alan Corner [<mailto:acorner@hydro-int.com>]
Sent: 14 December 2017 10:19
To: Brace, Carl
Cc: Hockenhull, Joel
Subject: 174138 Wye Valley Visitor Centre, Whitchurch, Ross on Wye HR9 6DA - Change of Use Application

Carl

a resend, as apologies I had your email address incorrect.

Best Regards

Alan

Alan Corner

Head of Water Engineering

Hydro-Logic Services – A part of Hydro International

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From: Alan Corner

Sent: 12 December 2017 09:52

To: 'cbrace@herefordshire.gv.uk' <cbrace@herefordshire.gv.uk>

Cc: 'Hockenhull, Joel' <Joel.Hockenhull@balfourbeatty.com>

Subject: 174138 Wye Valley Visitor Centre, Whitchurch, Ross on Wye HR9 6DA - Change of Use Application

Carl,

I understand that you are the planning officer for application 174138 for change of use of the inside of a large greenhouse into an indoor golf facility. Attached are a site plan showing the various elements and a location plan.

The EA have reviewed the information and as the entire Wye Valley Visitor Site will be closed prior to a flood from the River Wye they see no issue with change of use but have suggested resilience measures are added – the client already has these in the shop and other facilities on site. With the client we are considering using the inside of the butterfly house for surface water attenuation, if required, as the building is fully resilient and river flooding already enters this building from the car park and then soaks away through the floor. There may also be an opportunity to attenuate some flows on or under the overspill car parks – as the rest of the site is covered with attractions or tarmac car park.

Unfortunately I cannot get to the application on your website to see exact details but I understand the red line boundary has been extended around this particular existing building at the rear/north of the site plus all of the existing tarmac car park in front of the building up to the entrance, with other buildings excluded. As this is change of usage the only external change are a couple of perforated disabled access ramps into the building. The existing tarmac car park at the site will be unchanged and used for the new attraction. As will an existing permeable overspill car park. There is a new overspill car park - also permeable.

We have been tasked with undertaking a FRA for the site to support the application and wanted to clarify what we need to consider as no new impermeable areas are being created. We normally apply a 40% climate change allowance to all new impermeable areas across all schemes – upper end and thus conservative, although as this is commercial a lower value may be appropriate. What we are not clear about for the surface water management plan is what area you require to be considered. Therefore can you please clarify if NPPF or your planning rules require the existing building or any of the car parks to have runoff attenuated.

Best Regards

Alan

Alan Corner

Head of Water Engineering

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----- Original message -----

From: "Irwin, Graeme"

Date: 21/11/2017 15:10 (GMT+00:00)

To: [REDACTED]

Subject: FRA - Wye Valley Visitor Centre, Whitchurch, Ross on Wye HR9 6DA

Good afternoon Lindsay.

I have been passed your email by my Customer Enquiries team. Based on the scale and nature of the proposals we would not make a bespoke comment on the planning

application and would expect Herefordshire Council to utilise our Standing Advice in consultation with their Land Drainage team (see attached).

Flood Risk Vulnerability Classification: With reference to Table 2 in the Flood Risk and Coastal Change section of the National Planning Practice Guidance (NPPG), the proposed and existing development on site would be classed as 'Less Vulnerable' use.

Sequential and Exception Test: In accordance with the notes to Table 3 in the Flood Risk and Coastal Change section of the NPPG *'the Sequential and Exception Tests do not need to be applied to minor developments and change of use'*. However, as confirmed by Herefordshire Council, you will still be required to submit a Flood Risk Assessment.

Flood Risk Assessment: As stated in your email you will be utilising the existing building and incorporating flood resilience. As such there will be no increased flood risk to third parties and the proposed flood resilience measures should assist in making the building safer. It is generally advised that Finished Floor Levels (FFLs) should be set no lower than 600mm above the 100 year river flood level plus climate change with flood proofing techniques considered (where appropriate). In this instance this would mean a finished floor level of 25.26mAOD (this figure represents the 1 in 100 year plus climate change flood level plus 600mm freeboard).

For a change of use such as this raising of floor levels may not be feasible/practicable and we would therefore recommend floor levels be set as high as practicable with flood resilience measures introduced to a level of 25.26mAOD. Any flood susceptible electrics, or items that may be damaged should be sited above possible flood levels, in order to prevent flood risk. For more information on resistance and resilience techniques see:

http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

For 'less vulnerable' development (especially those uses where there are people occupying the building and/or vehicles are present) the FRA should consider safe access above the 100 year river flood level plus climate change. However, given the nature of this type of proposal we would advise that this is considered as a less critical risk i.e. the building may not be operational in design flood events.

Given our role and responsibilities we would not make comment on the safety of the access. This does not mean we consider that the access is safe, or the proposals acceptable in this regard. We would expect Herefordshire Council to consult with their Emergency Planners and the Emergency Services to determine whether they consider this risk could be managed by implementation of a flood evacuation plan in accordance with the guiding principles of the NPPG. This plan would also consider the management and evacuation of the car park in a flood event.

I trust the above is of assistance at this time.

Kind regards.

Graeme Irwin

Senior Planning Officer - Sustainable Places

West Midlands Area

Environment Agency

Direct Dial: [REDACTED]

Direct email: graeme.irwin@environment-agency.gov.uk



My normal working week is Monday – Thursday.

To: Enquiries, Unit <enquiries@environment-agency.gov.uk>

Subject: 171116/AF02 - Flood Risk Assessment

Good afternoon

I am making a Planning Application for change of use of a garden centre at Wye Valley Visitor Centre, Whitchurch, Ross on Wye HR9 6DA, Grid Ref: SO 554175, which is in flood zone 3 of the River Wye.

My company owns the property, and our intention is to create a more sustainable and resilient use which is consistent with the existing tourism uses of adjacent land owned by us. Our plan is to install an indoor adventure golf course and a compartment for a service area in the existing building, and to use the plant retail area for overflow parking on peak days so that all our parking needs are met within our property.

This is a simple installation using entirely flood resilient materials in an existing building which has not flooded since it was built in 1986. No changes are to be made to the plant retail area (which has been left clear and level by the last occupier), and we are experienced in incorporating flood resilience.

The Planning Officer requires a full planning application and has now requested a Flood Risk Assessment. I have looked at the flood risk assessments guidance on the gov.uk website, which advises me to contact you.

We need to proceed as quickly as possible, but how?

My phone number is [REDACTED]

Kind regards,

Lindsay Heyes