

**From:** Matt Tompkins <[matt@ttplanning.co.uk](mailto:matt@ttplanning.co.uk)>  
**Sent:** 28 January 2022 17:57  
**To:** Banks, Andrew <[Andrew.Banks@herefordshire.gov.uk](mailto:Andrew.Banks@herefordshire.gov.uk)>  
**Subject:** RE: P214309/F Brook Farm Yarpole

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Dear Andy,

I hope all is well? Still no officer for the above application but we've noted the drainage comments that require response. Please see the attached amended plans and docs as follows. I'd be grateful if you could update the file and reconsult BBLP.

- SW drainage layout plan;
- Impermeable areas plan;
- FW Drainage layout plan;
- Landscaping plan; and
- Site plan.

Our response to comments raised in the BBLP objection are as follows:

- 1) Method of foul drainage: The mains drainage is 120m away and requires pumping at least twice. This renders a mains connection impractical. It is certainly more than the 30 metre rule BBLP have been imposing on other sites. As this is a policy function, I hope you can advise BBLP that it is impractical to connect in this instance, so long as you agree with our position of course.
- 2) Percolation testing: Please see the attached results by H&H drainage. The engineer has confirmed infiltration was carried out in accordance with Building Regs.
- 3) Type of Soakaways proposed: Standard soakaways cannot be used as ground water was found at 1.7m depth. There needs to be a minimum of 1m of unsaturated ground between the base of the soakaway and groundwater, therefore the only option was to use permeable driveways to deal with all of the roof water which is diverted that way by a diffuser unit.
- 4) Inclusion of swales: The swales were included to offer additional flood resilience over an above the required attenuation. They also provided biodiversity benefits. However, it is clear that BBLP do not welcome such an approach and therefore we have removed them from the amended plans.

Many thanks and have a good weekend.

Kind regards,

**Matt Tompkins**

Director

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