

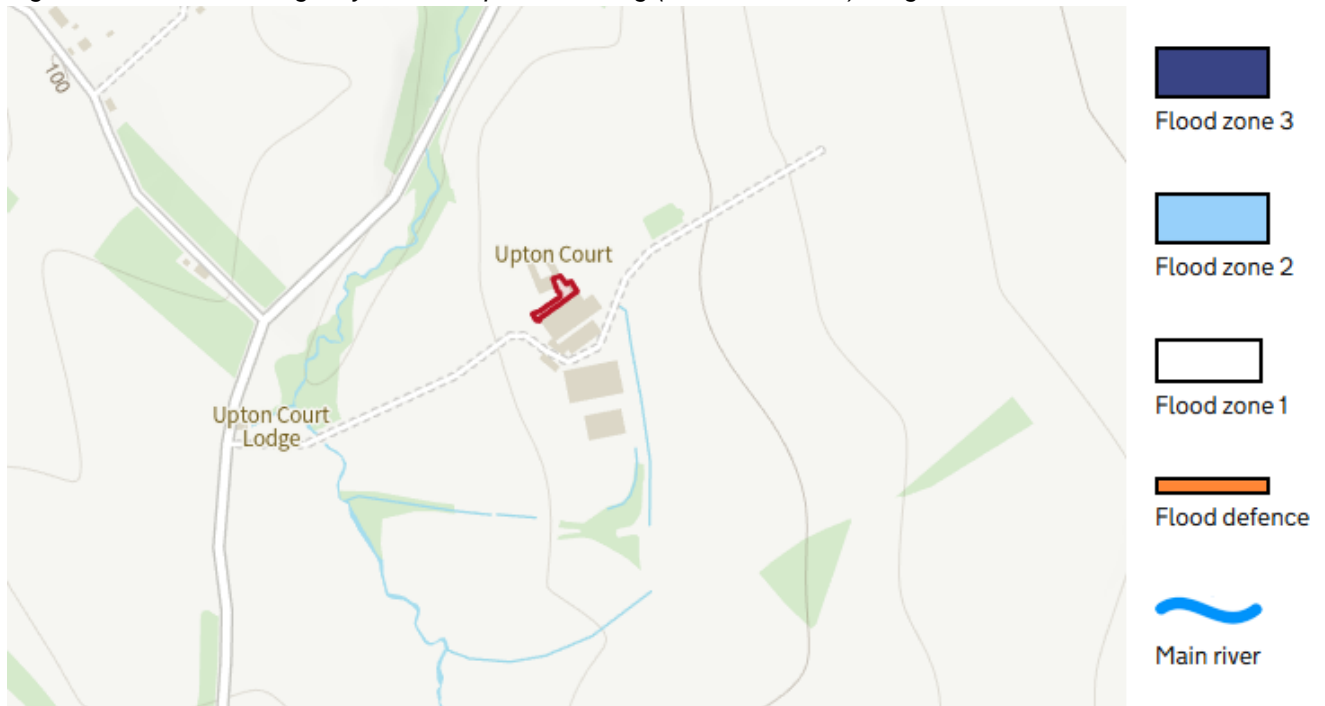
**SITE:** Stables at Upton Court, Upton Bishop, Herefordshire HR9 7UN  
**TYPE:** Planning Permission  
**DESCRIPTION:** Proposed conversion of existing stables into farm workers accommodation on the ground floor with a farm office on the upstairs.  
**APPLICATION NO:** 240214  
**GRID REFERENCE:** OS 365792 - 228144  
**APPLICANT:** Mr P Bailey  
**AGENT:** Mr Paul Turner

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

- Application for Planning Permission;
- Location Plan (Ref: 99);
- Existing Site Plan (Ref: 100);
- Existing Plans (Ref: 101);
- Proposed Site Plan (Ref: 110);
- AMENDED Proposed Floor Plans 19.7.24 (Ref: 111);
- Cover Email enc Amended Plans 19.7.24;
- Design and Access Statement.

### Site Location

Figure 1: Environment Agency Flood Map for Planning (Rivers and Sea), August 2024



### Overview of the Proposal

The Applicant proposes the conversion of existing stables into a 1-bed dwelling and office. The site covers an area of approx. 0.05ha. A drainage ditch is located approx. 65m to the southeast of the site. An ordinary watercourse flows approx. 125m to the northwest of the site. The topography of the site slopes down from east to west by approx. 3m.

## **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 probability Flood Zone 1.

As the proposed development is located within Flood Zone 1 and is less than 1ha, 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

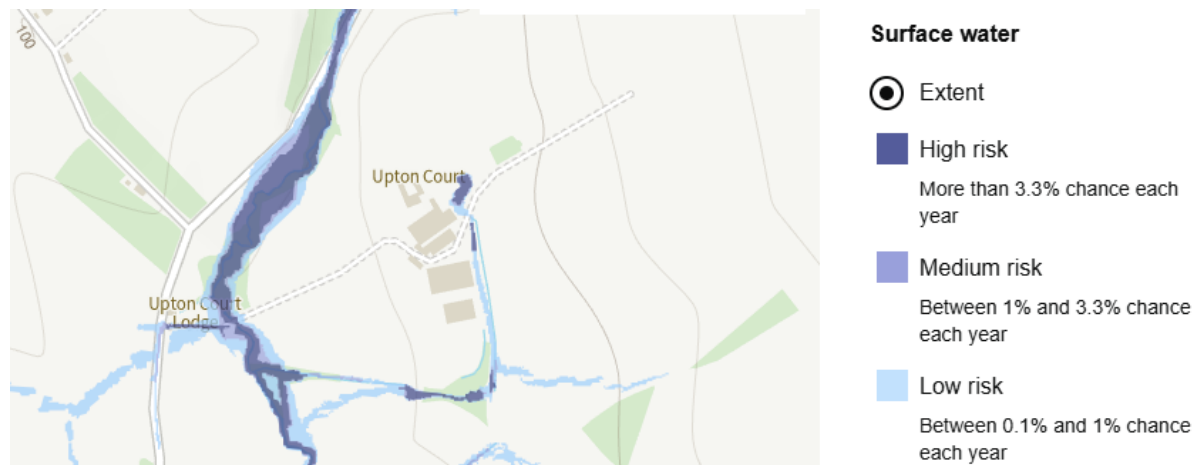
*\*except for changes of use to a more vulnerable class, or where they could be affected by other sources of flooding*

### ***Surface Water Flood Risk***

Review of the EA's Risk of Flooding from Surface Water map indicates that the site is not located within an area at risk of surface water flooding. There is a surface water flow route to the east of the site which runs into an existing drainage ditch (65m to the southeast of the site).

As there is a bedroom proposed on the ground floor, it is recommended that Finished Floor Levels are raised at least 150mm above ground level to mitigate any future, potential surface water flood risk.

*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**

It is unclear what the existing surface water drainage arrangements for the existing building are. As part of the planning application, the Applicant should provide a surface water drainage strategy for the proposed development, that strives to provide betterment on the existing situation.

### **Foul Water Drainage**

As there is no foul public sewer within 30m of the proposed development site, the Applicant should demonstrate that alternative proposals are compliant with the general Binding Rules and are in accordance with the Building Regulations Part H Drainage and Waste Disposal. We assume that there are existing foul water drainage arrangements within the wider site area, however these have not been clarified.

In accordance with Policy SD4 of the Core Strategy, the Applicant should provide a foul water drainage strategy showing how it will be managed. Foul water drainage must be separated from the surface water drainage. The Applicant should provide evidence that contaminated water will not get into the surface water drainage system, nearby watercourse and ponds.

### **Overall Comment**

#### **HOLDING OBJECTION**

We recommend that the following information is provided prior to the Council granting planning permission:

- Confirmation of the surface water and foul water drainage arrangements for the proposed development.