

**From:** Jonathan Bryan <[Jon.Bryan@bloorhomes.com](mailto:Jon.Bryan@bloorhomes.com)>

**Sent:** 05 June 2023 11:59

**To:** Adam Lewis (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>

**Subject:** FW: 224270 - Land to the north of Hedgerow Way, Holmer, Hereford, Herefordshire, HR4 9RG

Adam,

I hope you had a nice break.

For the avoidance of doubt, the finish floor level to plot 485 has been updated. No other changes have been made, nor requested. Hopefully the LLFA are in a position to remove the objection.

I look forward to hearing from you once you have spoken to the case officer.

Kind regards

Jon

**Jonathan Bryan**  
Planning Manager

**Bloor Homes Western**

Rudgeway House, Celandine Road, Walton Cardiff, Tewkesbury, Gloucestershire, GL20 7FU

Tel: 01684 278131

Email: [Jon.Bryan@bloorhomes.com](mailto:Jon.Bryan@bloorhomes.com)



**From:** Jon Launchbury <[Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)>

**Sent:** Monday, June 5, 2023 10:19 AM

**To:** Hockenhull, Joel <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>; Allen, Jennifer (02) <[Jennifer.Allen2@balfourbeatty.com](mailto:Jennifer.Allen2@balfourbeatty.com)>

**Cc:** Lewis, Adam (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>; Jason Billam <[jason.billam@bloorhomes.com](mailto:jason.billam@bloorhomes.com)>; Jonathan Bryan <[Jon.Bryan@bloorhomes.com](mailto:Jon.Bryan@bloorhomes.com)>

**Subject:** RE: 224270 - Land to the north of Hedgerow Way, Holmer, Hereford, Herefordshire, HR4 9RG

Good Morning Joel/ Jenny,

Please find attached for information updated planning drawing showing the revised slab level as requested for plot 485.

I can confirm that this has also been captured within our Detailed Design drawings for the development which we are currently undertaking.

I hope that this now closes out this query.

Regards  
Jon

**Jon Launchbury**  
Engineering Manager

**Bloor Homes Western**

Rudgeway House, Celandine Road, Walton Cardiff, Tewkesbury, Gloucestershire, GL20 7FU

Tel: 01684 278114

Email: [Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)



**From:** Jon Launchbury

**Sent:** 01 June 2023 17:32

**To:** Hockenhull, Joel <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>; Allen, Jennifer (02) <[Jennifer.Allen2@balfourbeatty.com](mailto:Jennifer.Allen2@balfourbeatty.com)>

**Cc:** Lewis, Adam (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>; Jason Billam <[jason.billam@bloorhomes.com](mailto:jason.billam@bloorhomes.com)>

**Subject:** RE: 224270 - Land to the north of Hedgerow Way, Holmer, Hereford, Herefordshire, HR4 9RG

Joel/ Jenny,

Noted, I will update the drawings tomorrow and forward on for confirmation of the change.

Kind Regards  
Jon

**Jon Launchbury**  
Engineering Manager

**Bloor Homes Western**

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

**Sent:** 01 June 2023 17:29

**To:** Jon Launchbury <[Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)>; Allen, Jennifer (02) <[Jennifer.Allen2@balfourbeatty.com](mailto:Jennifer.Allen2@balfourbeatty.com)>

**Cc:** Lewis, Adam (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>; Jason Billam <[jason.billam@bloorhomes.com](mailto:jason.billam@bloorhomes.com)>

**Subject:** RE: 224270 - Land to the north of Hedgerow Way, Holmer, Hereford, Herefordshire, HR4 9RG

Jon

We think that the plot 485 should be at 71.85m

Joel  
**Joel Hockenhull CEng MICE**

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

M: 07966 868595 | E: [Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)

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**From:** Jon Launchbury <[Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)>  
**Sent:** 01 June 2023 17:15  
**To:** Hockenhull, Joel <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>; Allen, Jennifer (02) <[Jennifer.Allen2@balfourbeatty.com](mailto:Jennifer.Allen2@balfourbeatty.com)>  
**Cc:** Lewis, Adam (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>; Jason Billam <[jason.billam@bloorhomes.com](mailto:jason.billam@bloorhomes.com)>  
**Subject:** RE: 224270 - Land to the north of Hedgerow Way, Holmer, Hereford, Herefordshire, HR4 9RG

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Hi Joel,

We have done this and as per the email trail below the plot level from Bloor's perspective is 1.32m above the nearest flood level point +600mm (*which was requested within the FRA*) and therefore we believe that the slab levels are deemed acceptable. (*The driveway point was an extra over point I was trying to get across*).

We would strongly suggest that Point 3 is the nearest point (*which is requested to be taken from the FRA*) and therefore we need to only be 600mm above this point equating to a level of **70.38** (69.78+600mm), from which our site level is **71.70** (some 1.92m above 69.78)

As per previous reply, we are happy to raise this slab level by 150mm if this is deemed a requirement by Jenny and yourself, but I just wanted to explain our design principles as raising plots even further without justification could create problems further down the line with foundations and overlooking issues etc.

Thanks again and look forward to final confirmation prior to updating the drawings.

Jon.

**Jon Launchbury**  
Engineering Manager

**Bloor Homes Western**  
Rudgeway House, Celandine Road, Walton Cardiff, Tewkesbury, Gloucestershire, GL20 7FU

Tel: 01684 278114  
Email: [Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)



**From:** Hockenhull, Joel <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>  
**Sent:** 01 June 2023 17:03  
**To:** Jon Launchbury <[Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)>; Allen, Jennifer (02) <[Jennifer.Allen2@balfourbeatty.com](mailto:Jennifer.Allen2@balfourbeatty.com)>  
**Cc:** Lewis, Adam (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>; Jason Billam

<[jason.billam@bloorhomes.com](mailto:jason.billam@bloorhomes.com)>

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Jon

The normal process is to base the FFLs against the 100 year + CC level. Driveway levels could change in the future. Also if water did get to the driveway then it would fall towards the property

Joel

**Joel Hockenhull CEng MICE**

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

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**From:** Jon Launchbury <[Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)>

**Sent:** 01 June 2023 16:38

**To:** Allen, Jennifer (02) <[Jennifer.Allen2@balfourbeatty.com](mailto:Jennifer.Allen2@balfourbeatty.com)>

**Cc:** Hockenhull, Joel <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>; Lewis, Adam (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>; Jason Billam <[jason.billam@bloorhomes.com](mailto:jason.billam@bloorhomes.com)>

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Hi Jenny,

Whilst we would have no issues raising this slab level by 150mm to reference flood level Point 2, the overlay provided below clearly shows that Point 2 is outside of the boundary to our development. The FRA also states;

*“recommended that finished floor levels of any buildings are to be set at a minimum of 600mm above the nearest flood level for the 1 in 100-year + 37%CC event or 1 in 100-year + 37%CC event (100% blockage scenario), whichever is more conservative at a given location”*

From which it clearly states from **the nearest flood level** which would be between points 3-4.

The private driveway which would be the nearest development to point 2 has already been designed above the 71.85 AOD level and therefore the water from Point 2 would not be able (in principle) to breach the driveway and get to the plot (extract below)



Please can you confirm if this additional clarification is sufficient for the plot to remain at its current level.

Regards  
Jon.

**Jon Launchbury**  
Engineering Manager

**Bloor Homes Western**  
Rudgeway House, Celandine Road, Walton Cardiff, Tewkesbury, Gloucestershire, GL20 7FU

Tel: 01684 278114  
Email: [Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)



**From:** Allen, Jennifer (02) <[Jennifer.Allen2@balfourbeatty.com](mailto:Jennifer.Allen2@balfourbeatty.com)>  
**Sent:** 01 June 2023 16:29  
**To:** Jon Launchbury <[Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)>  
**Cc:** Hockenhull, Joel <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>; Lewis, Adam (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>; Jason Billam <[jason.billam@bloorhomes.com](mailto:jason.billam@bloorhomes.com)>  
**Subject:** RE: 224270 - Land to the north of Hedgerow Way, Holmer, Hereford, Herefordshire, HR4 9RG

Hi Jon,

Thanks for clarification, however we feel that cross section2 would be the appropriate node to use for determining the levels for plot 485, the FRA is ambiguous and non-committal in



clarifying which cross section to use. Therefore based on 600mm above 71.25, the slab level should be a minimum of 71.85mAOD.

Kind regards,

Jenny

**From:** Jon Launchbury <[Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)>  
**Sent:** 01 June 2023 16:07  
**To:** Allen, Jennifer (02) <[Jennifer.Allen2@balfourbeatty.com](mailto:Jennifer.Allen2@balfourbeatty.com)>  
**Cc:** Hockenhull, Joel <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>; Lewis, Adam (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>; Jason Billam <[jason.billam@bloorhomes.com](mailto:jason.billam@bloorhomes.com)>  
**Subject:** RE: 224270 - Land to the north of Hedgerow Way, Holmer, Hereford, Herefordshire, HR4 9RG

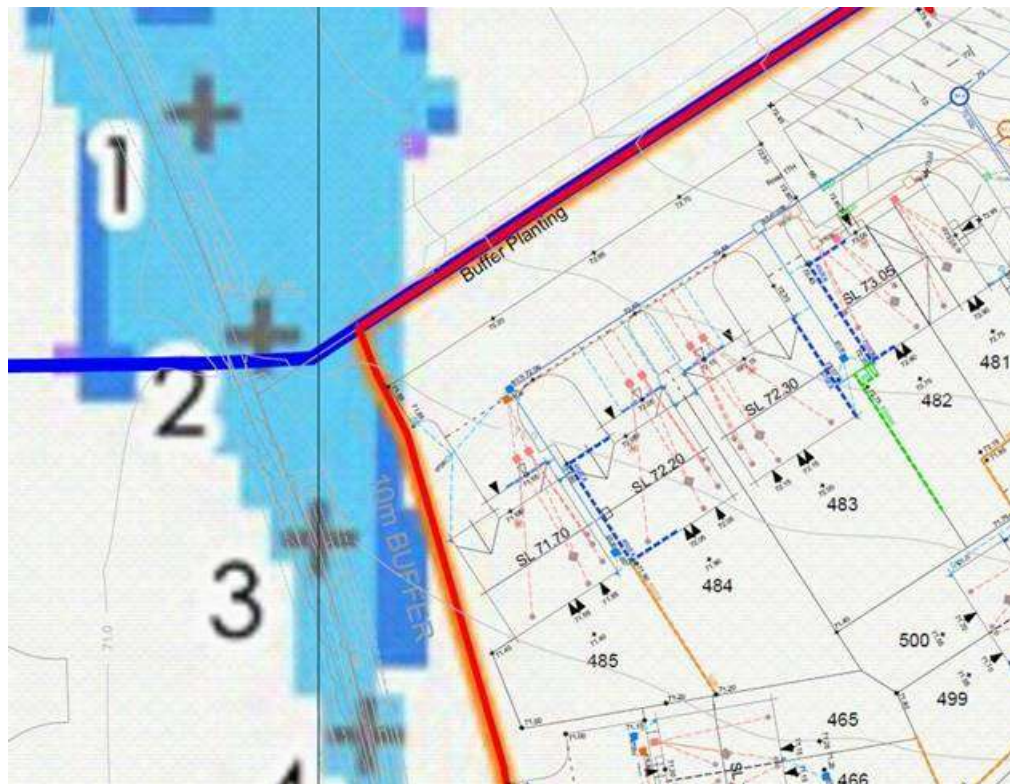
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Hi Jenny,

Thanks for the email below.

I can confirm that we run check against the FRA as part of the initial feasibility and slab level design of the development and thus coming to the levels shown on the drawings provided.

Regarding the flood levels, the development (Closest Plot 485) is between Point 3-4 of the flood model and therefore we used the values of Point 3 (worse case) to determine the minimal level of the plot required (as per extract below)



Based on the above, the minimum level required for Plot 485 would be **70.38** (69.78+600mm). Therefore our slab level (**71.70**) provided are some 1.32m above this minimal level required as part of the FRA assessment.

Therefore we would deem that our slab levels and principle shown above are in line with the FRA.

I hope that this clears up the query.

Kind Regards  
Jon

**Jon Launchbury**  
Engineering Manager

**Bloor Homes Western**

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Email: [Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)



**From:** Allen, Jennifer (02) <[Jennifer.Allen2@balfourbeatty.com](mailto:Jennifer.Allen2@balfourbeatty.com)>

**Sent:** 01 June 2023 14:59

**To:** Jon Launchbury <[Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)>

**Cc:** Hockenhull, Joel <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>; Lewis, Adam (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>; Jason Billam <[jason.billam@bloorhomes.com](mailto:jason.billam@bloorhomes.com)>

**Subject:** RE: 224270 - Land to the north of Hedgerow Way, Holmer, Hereford, Herefordshire, HR4 9RG

Hi Jon,

Sorry, just noticed something else when finalising our response. The FRA states that

*It is recommended that finished floor levels of any buildings are to be set at a minimum of 600mm above the nearest flood level for the 1 in 100-year + 37%CC event or 1 in 100-year + 37%CC event (100% blockage scenario), whichever is more conservative at a given location. It is also recommended that ground levels are profiled to encourage pluvial runoff and overland flows away from built development and towards the nearest drainage point. In accordance with these mitigation measures, the proposed development could be considered safe for its lifetime, without increasing flood risk elsewhere.*

The flood model suggests that flood water would break out of bank at the top end of the development site.



Table 3.2: Peak Flood Levels (m AOD)

ID	1 in 100-Year	1 in 100-Year + 37%CC	1 in 1000-Year	1 in 100-Year + 37%CC (100% Blockage of culvert)
1	71.51	71.52	71.53	71.53
2	71.23	71.25	71.26	71.27
3	69.74	69.78	69.82	69.78

Therefore we would expect FFL for the houses closest to the brook to be 600mm above 71.52m AOD, which is not explicitly stated in the FRA.

Please can you provide evidence that the FFL of these houses have been appropriately raised as the slab levels shown below appear to be currently set too low.





Kind regards,

Jenny

**From:** Allen, Jennifer (02)

**Sent:** 01 June 2023 14:18

**To:** Jon Launchbury <[Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)>; Jason Billam <[jason.billam@bloorhomes.com](mailto:jason.billam@bloorhomes.com)>

**Cc:** Hockenhull, Joel <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>; Lewis, Adam (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>

**Subject:** RE: 224270 - Land to the north of Hedgerow Way, Holmer, Hereford, Herefordshire, HR4 9RG

Perfect. Thanks for confirmation Jon, I just wanted to double check before issuing our response.

Many thanks for clarification,

Jen

**From:** Jon Launchbury <[Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)>  
**Sent:** 01 June 2023 14:16  
**To:** Allen, Jennifer (02) <[Jennifer.Allen2@balfourbeatty.com](mailto:Jennifer.Allen2@balfourbeatty.com)>; Jason Billam <[jason.billam@bloorhomes.com](mailto:jason.billam@bloorhomes.com)>  
**Cc:** Hockenhull, Joel <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>; Lewis, Adam (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>  
**Subject:** RE: 224270 - Land to the north of Hedgerow Way, Holmer, Hereford, Herefordshire, HR4 9RG

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Hi Jenny,

Thanks for the email below but Jason is out of the office at the moment.

Regarding the updated drawings, I don't believe that there was a requirement for Bloor to update any drawings apart from the one attached to the previous email

**Jon Launchbury**  
Engineering Manager

**Bloor Homes Western**  
Rudgeway House, Celandine Road, Walton Cardiff, Tewkesbury, Gloucestershire, GL20 7FU

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**From:** Allen, Jennifer (02) <[Jennifer.Allen2@balfourbeatty.com](mailto:Jennifer.Allen2@balfourbeatty.com)>  
**Sent:** 01 June 2023 11:17  
**To:** Jason Billam <[jason.billam@bloorhomes.com](mailto:jason.billam@bloorhomes.com)>  
**Cc:** Hockenhull, Joel <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>; Jon Launchbury <[Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)>; Lewis, Adam (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>  
**Subject:** RE: 224270 - Land to the north of Hedgerow Way, Holmer, Hereford, Herefordshire, HR4 9RG

Hi Jason,

Apologies, I don't think I responded to your below email to confirm that we are happy for you to submit the revised drawing(s) to us, with Adam cc'd in.

Kind regards,

Jenny

**Jennifer Allen**

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

M: 07849 570146 | E: [jennifer.allen2@balfourbeatty.com](mailto:jennifer.allen2@balfourbeatty.com)

(Please note that due to working from home I have poor mobile signal, therefore email is the best form of contact)

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**From:** Jonathan Bryan <[Jon.Bryan@bloorhomes.com](mailto:Jon.Bryan@bloorhomes.com)>

**Sent:** 04 May 2023 16:52

**To:** Adam Lewis (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>

**Cc:** Guy Wakefield <[GWakefield@ridge.co.uk](mailto:GWakefield@ridge.co.uk)>

**Subject:** Application reference. 224270 - Land to the north of Hedgerow Way, Holmer, Hereford, Herefordshire, HR4 9RG

Dear Adam,

Firstly, thank you for your email yesterday – it was greatly appreciated.

Regarding the LLFA comments, my colleagues met with Joel Hockenhull yesterday to discuss the comments and have responded directly to Joel below. I understand that the LLFA's concerns have been captured and dealt with by the below.

We will forward Joel's response once received.

Kind regards

Jon

**Jonathan Bryan**  
Planning Manager

**Bloor Homes Western**

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Tel: 01684 278131

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**From:** Jason Billam <[jason.billam@bloorhomes.com](mailto:jason.billam@bloorhomes.com)>

**Sent:** 04 May 2023 14:50

**To:** Jon Launchbury <[Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)>; Hockenhull, Joel <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>

**Cc:** Jonathan Bryan <[Jon.Bryan@bloorhomes.com](mailto:Jon.Bryan@bloorhomes.com)>; Allen, Jennifer (02) <[Jennifer.Allen2@balfourbeatty.com](mailto:Jennifer.Allen2@balfourbeatty.com)>

**Subject:** RE: Holmer Phase 4

Good Afternoon Joel,

Thank you for your time yesterday.

Further to our meeting and discussions, please see below responses in (red) to your outstanding queries:

- The below extract is taken from drawing 02646 A 417 Rev A17. This will need to be updated with the proposed minimum weir level of 65.250m.



As discussed, minimum weir level will be updated to **65.35**. This will represent the as built levels and will remain lower than the cycleway as requested (as built cycleway level 65.41). Please see attached as built survey for your information.

- We note that the applicant has proposed a 2m wide weir, which has been simulated. The drawings show a Grass Concrete weir. We request that close detail is paid to the level of the weir as in the event of debris or vegetation slowing down the water, due to the high level of the cycleway there is an increased risk that the bund will be breached.

The risk of the bund being breached is extremely unlikely. The minimum level of the top of bund is 65.702 which spans West of the weir. There is no bund in place to the east of weir and the top of pond level here is circa 65.500. so in an event of the weir slowing down the water, any back up of water will breach the pond east of the weir and discharge into Ayles Brook.

We will ensure that the weir will be constructed as per the approved plans (2m wide / grasscrete)

- We also reiterate comments regarding the observations regarding surcharging of the Ayles Brook culvert (manholes S92 and S72). Earlier correspondence included a commitment to install sealing plates. However, it may be possible for the Applicant to demonstrate that the hydraulic head of water would not be sufficient to cause the manhole covers to lift the covers. Although earlier simulations demonstrated that the water level inside the manholes would be lower than the covers, evidence of surcharging has been found. The Applicant could consider a scenario where water levels in the manholes are similar to the level of water at the cycleway. The Applicant is requested to present calculations to demonstrate whether the covers that have been installed are heavy enough to stay in place in a storm.

We have received confirmation that S92 has been constructed within the bund, so the cover level has now been raised to the top of bund level of 65.75. This will be updated onto the drawing.

Similarly, S72 cover level can also be raised due to its positioning with the bund. The as built cover level of S72 is 65.45. We propose to raise this 150mm (x2 brick courses) to 65.60.

With the new cover levels now a minimum 250mm higher than the weir level, we would deem there is no risk that the covers would lift as suggested above.

If you have any further comments or queries with regards to the above, please let me know. If we don't hear from you we will assume the above is accepted and a formal response will be issued back to the council.

Kind Regards,

**Jason Billam**  
Engineer

**Bloor Homes Western**

Rudgeway House, Celandine Road, Walton Cardiff, Tewkesbury, Gloucestershire, GL20 7FU

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Email: [Jason.Billam@bloorhomes.com](mailto:Jason.Billam@bloorhomes.com)



**From:** Jon Launchbury <[Jon.Launchbury@bloorhomes.com](mailto:Jon.Launchbury@bloorhomes.com)>  
**Sent:** 02 May 2023 09:45  
**To:** Hockenhull, Joel <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>  
**Cc:** Jason Billam <[jason.billam@bloorhomes.com](mailto:jason.billam@bloorhomes.com)>; Jonathan Bryan <[Jon.Bryan@bloorhomes.com](mailto:Jon.Bryan@bloorhomes.com)>; Allen, Jennifer (02) <[Jennifer.Allen2@balfourbeatty.com](mailto:Jennifer.Allen2@balfourbeatty.com)>  
**Subject:** FW: Holmer Phase 4

Good Morning Joel,

We have received the attached comments through our Planning Manager regarding the Holmer Phase 4 development.

Whilst on review of the attached comments, there appears to be no show stoppers and some minor changes required to the drawings, would it be possible for a quick 30 minutes Teams meeting to run through our proposed reply prior to submission.

I currently have availability this week as follows;

Wednesday – 16:00-17:00  
Friday – 09:00-12:00 or 14:30-17:00

Thanks in advance

Regards  
Jon

**Jon Launchbury**  
Engineering Manager

**Bloor Homes Western**

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