

	Hoople Ltd. Plough Lane, Hereford. Herefordshire. HR4 0LE. Tel: 01432 383678 – Email: RLIDB@hoopletd.co.uk	
--	---	--

To Case Officer	Mr Andy Banks – Abanks@herefordshire.gov.uk
------------------------	---

Our Ref:	PR2015-0016 – P153404F
Date:	29th Nov 2015

SITE:	St Mary's Farm Kingsland, Herefordshire. HR6 9QS
APPLICATION TYPE:	Full
DESCRIPTION:	Proposed demolition of existing farm buildings and the residential development of St Mary's Farm with 16 dwellings. 13 new units and 3 to be provided by conversion of barns.
APPLICATION NO:	P153404F
GRID REFERENCE:	OS 344935 - 261368
APPLICANT:	Mr Dave Thomas

With reference to the above application dated 29th November 2015. The Board must advise that this is outside of its rateable area but we would recommend no increase in surface run off.

The application informs us of the intention to dispose of surface water via Sustainable Urban Drainage System and attenuation tanks. I would like to inform you of the Board's standard requirements in respect of surface water disposal, and ask that they be taken into consideration when the application is assessed.

Requirements	
1	Rates for storm water runoff discharged from the site to replicate or achieve a reduction from the 'greenfield' response of the site over a range of storm probabilities, accompanied by the <i>required On-site Storage</i> designed for the 1 in 100 year storm event.
2	For the range of annual flow rate probabilities, up to and including the 1% annual probability (1 in 100 year storm event) the developed rate of run-off <i>discharged from the site into an ordinary watercourse shall be no greater than the undeveloped rate of run-off for the same event.</i>
3	The potential effect of future climate change shall be taken into account by increasing the rainfall depth by 10% for computing storage volumes.
4	All in compliance with The Institute of Hydrology Report 124 (IoH 124) - <i>Flood estimation for small catchments (1994)</i>
5	All to the satisfaction of the Engineer to the Board
6	No additional surface water run-off to adjacent watercourse or any outfall structure is permitted without written Land Drainage Consent , which would have to be obtained from the Board under the terms of <i>the Land Drainage Act 1991</i> and the <i>Flood and Water Management Act 2010</i> .

I would also draw your attention to:

- *The area of River Lugg Internal Drainage Board is a Natural Flood Plain and whilst every effort will continue to be made to guard against and to alleviate flooding, no guarantee can be given against the worst effects of abnormal weather and river conditions.*
- *Compliance with the recommendations in the following Report: "Technical Guidance to the National Planning Policy Framework 2012".*
- *That both current and future developers/owners should be made aware of the risks associated within the area being considered.*

 The logo for the River Lugg Internal Drainage Board, featuring a blue background with white wavy lines representing water. The text "River Lugg" is in a large, white, sans-serif font, and "Internal Drainage Board" is in a smaller, white, sans-serif font below it.	<p>Hoople Ltd. Plough Lane, Hereford. Herefordshire. HR4 0LE. Tel: 01432 383678 – Email: RLIDB@hoopleltd.co.uk</p>	 The Hoople logo, consisting of three blue teardrop shapes arranged in a triangular pattern above the word "Hoople" in a bold, black, sans-serif font. Below "Hoople" is the tagline "innovation in business" in a smaller, black, sans-serif font.
--	---	---

Yours Sincerely

The River Lugg Internal Drainage Board
RLIDB@hoopleltd.co.uk