

From: Allen, Jennifer (02) <Jennifer.Allen2@balfourbeatty.com>
Sent: 12 January 2021 08:12
To: Jenman, Rebecca <Rebecca.Jenman@herefordshire.gov.uk>
Cc: Hockenhull, Joel <Joel.Hockenhull@balfourbeatty.com>
Subject: 183198 - Trevase Farm, St Owens Cross, Hereford, HR2 8ND

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Good Morning Rebecca,

As no further information has been submitted regarding surface water drainage, our original drainage consultation (attached) for the above site is still valid.

Kind regards,

Jenny

Jennifer Allen

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

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Download the : [Herefordshire SuDS Handbook](#) and the [Strategic Flood Risk Assessment \(Level 1\)](#)

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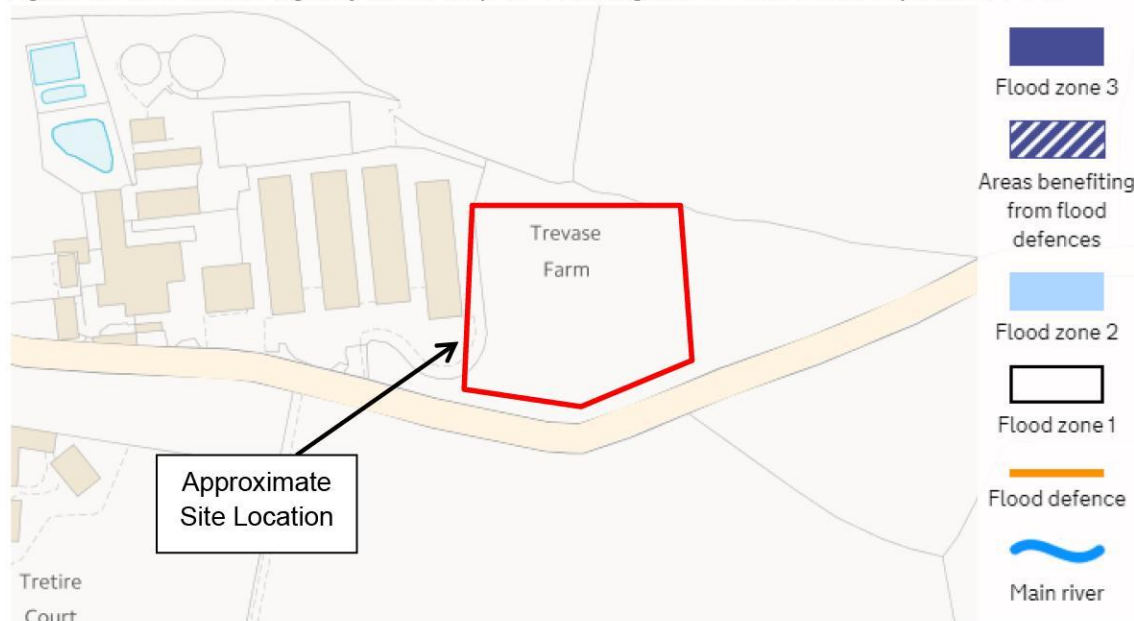
SITE: Trevase Farm, St Owens Cross, Hereford, Herefordshire HR2 8ND
TYPE: Planning Permission
DESCRIPTION: The proposed erection of three additional poultry units, amenity building, feed bins, new site access and access track and associated development on land to the east of the existing poultry units plus the installation of side chimney fans to the existing four poultry units
APPLICATION NO: 183198
GRID REFERENCE: OS 351393, 225697
APPLICANT: Mr D Pursey
AGENT:

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

- Application for Planning Permission;
- Location Plan (Ref: TF.6B);
- Site Plan (Ref: TF.3F);
- Proposed Site Floor Plans (Ref: PRO-FP-REV 2);
- Topographic Survey (Ref: BER-TR-1304/18);
- Flood Risk Assessment (Ref: L0179Rev1a/ACD).

Site Location

Figure 1: Environment Agency Flood Map for Planning (Rivers and Sea), September 2018



Overview of the Proposal

The Applicant proposes the construction of 3 additional poultry units. The topography of the site is relatively flat.

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 risk Flood Zone 1.

As the site is more than 1ha, in accordance with Environment Agency standing advice, the planning application has been supported by a Flood Risk Assessment (FRA) undertaken in accordance with National Planning Policy Framework (NPPF) and its supporting Planning Practice Guidance. 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 significant risk of surface water flooding.

Other Considerations and Sources of Flood Risk

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

The proposals are to dispose of the surface water runoff via 7 infiltration trenches. These are located between the poultry buildings and along the edge of the access road, appropriately located reflecting the topography of the site. Infiltration testing has been undertaken at this site and has generated an infiltration rate of approx. 0.055m/hr (1.6×10^{-4} m/s).

These infiltration trenches will have a porosity of 30%. MicroDrainage submissions have been provided to demonstrate that the 1 in 100 year + 40% climate change event has been accounted for. It has been assumed that it will take less than 4 minutes for the water to reach the infiltration trenches and a safety factor of 1.5 has been used. These parameters are acceptable for this development.

The Applicant should provide further information of the construction of the infiltration trenches. The use of perforated pipe should be considered. This will ensure that water is conveyed into the centre of the trenches.

We note that the proposed infiltration trenches are adjacent to the building foundations. The Applicant should confirm that the implications of installing soakaways adjacent to the foundation has been considered during the design.

Alternatively, the Applicant could consider the use of an infiltration pond.

Foul Water Drainage

It has been stated within the Design & Access Statement that the dirty water from cleaning periods will be collected in a dirty water tank. A diverter valve should be installed to ensure that dirty water and clean water are separated.

Overall Comment

The above comments should be reviewed. We welcome comments from the Applicant regarding the alignment of the foundations prior to our final review.