

From: Harrison, Lauren <Lauren.Harrison@balfourbeatty.com>
Sent: 21 June 2024 13:07
To: Carlisle, Heather <Heather.Carlisle@herefordshire.gov.uk>
Cc: Allen, Jennifer (02) <jennifer.allen2@balfourbeatty.com>
Subject: 240348 - Ashley Farm, Grafton Court Close (HOLDING OBJECTION)

Hi Heather,

We have reviewed the information provided for the above site which concerns the 'Growing Local' part of the Council Development Reg 4 application (223281). We are aware of the other part of this application (223281), whereby the drainage arrangements will be dealt with separately.

Although no infiltration test results have been submitted as part of this application, trial Pits A (1.5m deep) and B (1.3m deep) were excavated in the site area associated with this application (240348) but the details of which are included under 223281. Our understanding is that both holes failed to adequately drain, and an infiltration/percolation rate could not be established.

As per Section 8.2 of the Herefordshire SuDS Handbook the polytunnels and containers will require formal surface water drainage arrangements as runoff will not mimic the natural greenfield scenario.

Surface water runoff from the proposed packing shed, cycle store and toilet roof will be collected by 4 rainwater harvesting butts, fitted with overflows. Exceedance flows will be conveyed by swales to an attenuation basin, through a 20mm orifice flow control chamber to a discharge to ground, via a perforated pipe laid in a gravel trench. Given the poor soakage demonstrated in this area, we are unclear as to how a discharge to ground is viable. We would expect the outfall from the attenuation basin to be to a ditch or watercourse. We also have concerns over the blockage risk associated with the small orifice.

The Applicant may wish to conduct further infiltration testing to understand the soakage potential at shallower depths as advised under application 223281. The Applicant should also be aware that recent infiltration testing undertaken at 0.8mBGL on a nearby development site proved viable ground conditions to support a surface water discharge to ground.

A compostable toilet is proposed for the 'Growing Local' part of the site. We assume the frequency of use for this area of the site will be much less than that of the northerly area. When the community buildings (submitted under 223281) are constructed (if approved), foul water flows will discharge to the public foul sewer (due to the close proximity). It is stated that upon this being achieved, it may be that a connection from the 'Growing Local' part of the site can also be connected.

We will await the submission of additional information in line with the above advice.

Kind regards,
Lauren

Lauren Harrison

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