

From: Air & Water Pollution Team <sh_Air&WaterPollutio@herefordshire.gov.uk>
Sent: 19 September 2023 12:45
To: Jenman, Rebecca <Rebecca.Jenman@herefordshire.gov.uk>
Subject: RE: Planning Consultation - 222728 - Whitwick Manor, Lower Eggleton, Ledbury, Herefordshire HR8 2UE

Good afternoon Rebecca,

I would make the following comments with regard to Private Water Supplies (PWS) and the Duty of the Local Authority only regarding the above application.

"ES Addendum –Response to Regulation 25 Notice – Whitwick Manor AD Plant." Prepared for STL Energy by Oakshire Environmental Ltd. Ref: 2102-003-G and dated 22/08/2023

The applicant has submitted further information with regard to PWS at the site. This includes a plan which identifies the location of the borehole used for potable supply and the properties it serves. According to this plan, it is located more than 500m from the proposed development. As such, on the basis of safe and approved operation of the plant, any increase in risk to these supplies is likely to be minimal. It is noted that the Environment Agency have commented with regard to geology at the site and suggested mitigation and control measures and we would defer to and support these.

Further to the above, we retain a sketch plan of the supply network to the properties served by the borehole (provided by a previous site owner). This shows the supply from the storage reservoir would potentially cross the area of development. Any disruption or damage to the supplies should be prevented to ensure sufficiency or quality is not impacted during or after works on site. As such, on a precautionary basis, it would seem reasonable to ask that the applicant demonstrate that what's proposed will not affect the supply network. This could be achieved by either positive location that the supply network including pipelines are not affected by development site and not as shown in the previous plan or that it is on site and risks to it can be mitigated. Whatever the approach adopted, we would recommend this be undertaken prior to commencement and that the condition below be appended to any approval.

Recommended condition

"The applicant shall demonstrate that the private water supplies and their network will not be damaged or otherwise adversely affected during or after completion of the development. An accurate plan should be submitted showing where known supply mains are located and advice provided on mitigation measures should they be potentially impacted through works on site. This plan should also provide for the unforeseen and instances where unknown water supply pipework is encountered to ensure sufficiency and quality of supplies are not adversely impacted and shall be submitted and approved in writing by the Local Planning Authority prior to commencement of the development."

Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework and policy SD3 in that development should not cause a unacceptable risk to the availability or quality of water resources. In particular, proposals do not adversely affect water quality, either directly through unacceptable pollution of surface water or groundwater, or indirectly through overloading of Wastewater Treatment Works.

Kind regards

Private Water Team

Herefordshire.gov.uk



Private Water Team

Environmental Health & Trading Standards

Economy and Environment Directorate

Herefordshire Council, Plough Lane, Hereford, HR4 0LE

01432 261761

ethelpline@herefordshire.gov.uk



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From: Air & Water Pollution Team

Sent: 29 December 2022 15:46

To: Jenman, Rebecca <Rebecca.Jenman@herefordshire.gov.uk>

Subject: RE: Planning Consultation - 222728 - Whitwick Manor, Lower Eggleton, Ledbury, Herefordshire HR8 2UE

Hi Rebecca,

Further to previous comments with regard to Private Water Supplies at the application site, some of the representations on the planning application refer to still receiving their potable water supply from a borehole located on the Whitwick Manor Estate. Our records show that the borehole supplies 7 residential properties. We have tried on several occasions to verify the water usage with the applicant but have been unsuccessful to date.

The HIA document R ES Appendix IX –HIA (Part 1 of 3) on page 17 refers to a borehole on site that is within control of the applicant which is not used for human consumption. The Environment Agency have also commented that there are 2 other

potential private water sources on site and it should be ensured that these are not potable water sources.

With the above in mind, we would ask that confirmation that the potable water supply(ies) is/are no longer in use and evidence that the properties off-site are fed from an alternative source(s) such as mains water or alternative private water sources. If the onsite boreholes continue to supply drinking water, their exact location should be notified to the local authority.

We would also advise that all precaution must be taken to avoid discharges and spills to ground both during and after construction phases to prevent any potential contamination of the water sources.

We would ask that this information be provided in support of the application and prior to determination in the interests of human health and to comply with policy SD1 and SD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

I hope this information is useful.

Kind regards

Gill Armitage

Herefordshire.gov.uk

Gill Armitage

Directorate

Senior Technical Officer (Air, Land & Water Protection)

01432 383322

07792 880166

General Office No: 01432 261761

garmitage@herefordshire.gov.uk

Economy and Environment

8, St Owens Street

Hereford

HR1 2PJ



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From: Air & Water Pollution Team <sh_Air&WaterPollutio@herefordshire.gov.uk>
Sent: 08 November 2022 15:06
To: Jenman, Rebecca <Rebecca.Jenman@herefordshire.gov.uk>
Cc: Air & Water Pollution Team <sh_Air&WaterPollutio@herefordshire.gov.uk>
Subject: Planning Consultation - 222728 - Whitwick Manor, Lower Eggleton, Ledbury, Herefordshire HR8 2UE

Good afternoon Rebecca,

Re the above planning application according to our records the above property has a private water supply serving several properties both on and off the premises and is still in use. However, according to the application they state that the PWS is no longer in use. We have tried to contact the land owner to confirm that there are no longer any properties connected to the existing borehole supply by have been unable to contact them. We would ask that the application contact the private water supply team by email to confirm that the borehole is no longer in use and no premises are supplied on or off site. Once we have confirmed the status of the supply we can make the appropriate comments on the current planning application.

Kind regards

Gill Armitage

Herefordshire.gov.uk

Gill Armitage

Directorate

Senior Technical Officer (Air, Land & Water Protection) 8, St Owens Street

01432 383322

07792 880166

General Office No: 01432 261761

garmitage@herefordshire.gov.uk

Economy and Environment

8, St Owens Street

Hereford

HR1 2PJ



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