

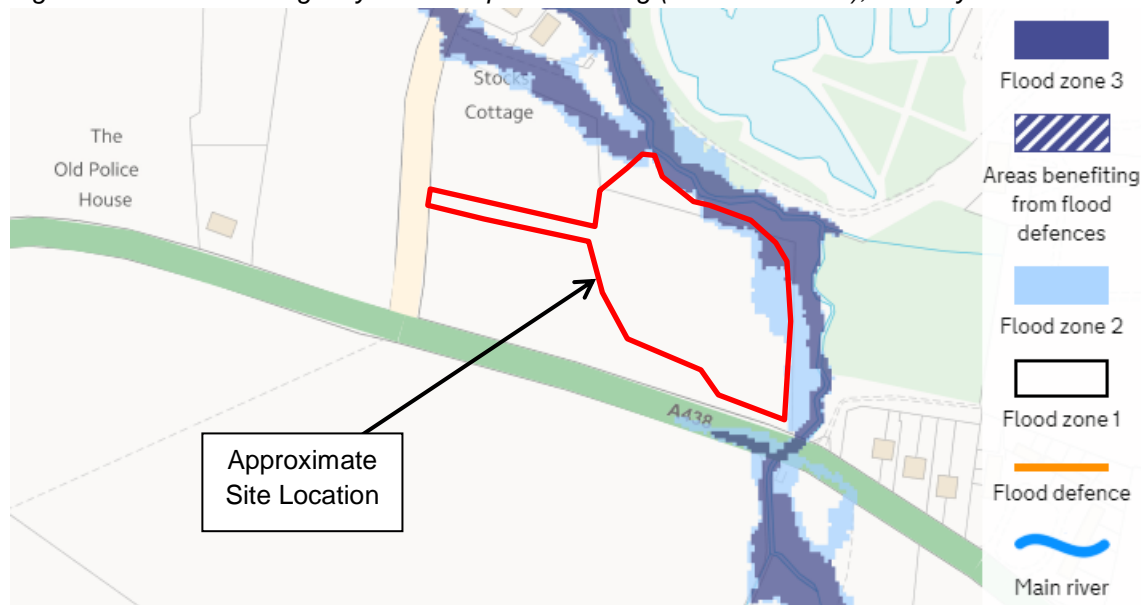
SITE: Land west of Garbrook, Little Tarrington, Hereford, HR1 4JA
TYPE: Outline
DESCRIPTION: Proposed development of ten dwellings including 2 affordable homes and 2 self build plots and associated access road, footpath link, sustainable drainage, hedgerow, tree and orchard planting.
APPLICATION NO: 184506
GRID REFERENCE: OS 362478, 240838
APPLICANT: Mr & Mrs Stock
AGENT: Mr Russel Pryce

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

- Application for Planning Permission;
- Location Plan (Ref: LT-PA-2697P2-01);
- Flood Risk Assessment (Ref: K0790 Rep. 2(Rev. 4));
- Proposed Development, Phase 2 (Ref: LT-PA-2697P2-02);
- Site Layout Plan (Ref: LT-PA-2697P2-04);
- Site Layout Plan (Ref: LT-PA-2697P2-03).

Site Location

Figure 1: Environment Agency Flood Map for Planning (Rivers and Sea), January 2019



Overview of the Proposal

The proposals are considered as 'phase 2' for this development site. The proposals are for 10 dwellings, 2 affordable homes and 2 self-build plots and associated access road.

The site covers an area of approx. 1.17ha and is currently a Greenfield site. The Gar Brook runs along the eastern boundary of the proposed development site.

Flood Risk

Fluvial Flood Risk

Review of the Environment Agency's Flood Map for Planning (Figure 1) indicates that the site is predominantly located within the low risk Flood Zone 1. However, the northern and eastern boundaries of the site are shown to be located in the high risk Flood Zones 3 and medium risk Flood Zone 2 associated with the adjacent ordinary watercourse. Flood Zone 1 comprises land assessed as having less than a 1 in 1,000 annual probability of river flooding; Flood Zone 2 comprises land

assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding; and Flood Zone 3 comprises land assessed as having greater than a 1 in 100 annual probability of river flooding.

The Gar Brook discharges to the River Frome located approximately 1.7km to the north-west of the site. High water levels within the River Frome may cause water in the Gar Brook to back up and lead to localised flooding. The EA's Flood Map for Planning also indicates that the culvert beneath the railway to the north of the site may restrict the flow of flood waters.

Due to the close proximity to Flood Zone 2 and 3, a Flood Risk Assessment (FRA) has been prepared in accordance with the NPPF to support the planning application.

The FRA demonstrates that the site is not at risk of flooding in the 1 in 100 year + 70% climate change and the 1 in 1000 year fluvial events. In addition to this, 50% and 80% blockage scenarios have been modelled which demonstrates that the flows would remain in bank (in the Gar Brook).

Finished floor level of 70.197m AOD is recommended for the site (this is 600mm above the 1 in 100 year + 35% cc event). This was requested by the Environment Agency. This should be approved by the Environment Agency.

It has been recommended in the FRA that a flood alleviation channel is constructed parallel to the A438 to ensure any runoff from the road is directed back into the Gar Brook. This prevents the need for any flow paths on the site.

Surface Water Flood Risk

Review of the EA's Risk of Flooding from Surface Water map indicates that the site is at low risk of flooding except near the watercourse located to the north and east of the site where the surface water flood risk is high. These risks should be considered within the FRA but it is likely that these will be mitigated through the management of identified fluvial flood risks.

Surface Water Drainage

The current proposals for surface water runoff have been designed to accommodate phase 1 and 2 of this development site (5500m² impermeable area total). This is proposed to be via an attenuation pond (with basal area of 550m², depth of 0.6m and additional 0.3m depth to the emergency overflow weir). This maximum water level for the 1 in 100 year + 40% cc event has been calculated to be 0.589m. The outflow from this attenuation basin will be controlled via a hydrobrake (73mm) to 2l/s for all return periods at 0m invert level.

An 'ornamental pond' is proposed upstream of the attenuation basin (the ornamental pond is to be located to the southwest of the attenuation basin). This will only serve phase 1. It has been assumed that the ornamental pond will be full at the start of a rainstorm. Phase 2 is proposed to be collected via a piped network and discharge directly into the attenuation basin.

It has been stated that 'the responsibility of managing and maintaining the SuDS features on site would either be with a management company or if adopted, with Herefordshire Council'. This must be clarified.

Foul Water Drainage

The Applicant is proposing a connection onto the mains public sewer.

There is a foul public sewer (rising main) adjacent to the site. It has been stated that Welsh Water were approached during pre-application discussions. Welsh Water have not objected to the disposal of foul water into the mains sewer in principle. It is assumed that the connection will be onto a gravity fed section of the mains sewer.

Overall Comment

In principle we do not object to the proposals, however we recommend that the following information provided within suitably worded planning conditions:

- Clarification in regards to the proposals for responsibility and maintenance of the surface water drainage system.

It should be noted that do not object to the drainage layout proposals for phase 2 only.