

**From:** Blair, Ruth [<mailto:Ruth.Blair@balfourbeatty.com>]  
**Sent:** 13 March 2018 14:31  
**To:** Banks, Andrew <[ABanks@herefordshire.gov.uk](mailto:ABanks@herefordshire.gov.uk)>  
**Cc:** Hockenhull, Joel <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>  
**Subject:** FW: 174246 - Willey Cottage Farm, Willey, Presteigne, LD8 2ND comments

Hi Andrew,

I have reviewed the additional information for 174246. The additional information does not address the further information we requested, therefore our previous comments remain valid (attached) we still do not object to the proposals as stated in our comments.

Regards,

**Ruth Blair BSc (Hons)**

**Graduate Civil Engineer** | Balfour Beatty Living Places

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**From:** Blair, Ruth  
**Sent:** 13 December 2017 16:17  
**To:** 'Banks, Andrew'  
**Cc:** Hockenhull, Joel  
**Subject:** 174246 - Willey Cottage Farm, Willey, Presteigne, LD8 2ND comments

Hi Andrew,

Please find attached our response for application 174246

If you have any further questions, please do not hesitate to contact me or Joel

Regards,

**Ruth Blair BSc (Hons)**

**Graduate Civil Engineer** | Balfour Beatty Living Places

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**SITE:** Willey Cottage Farm, Willey, Presteigne, Herefordshire LD8 2ND  
**TYPE:** Planning Permission  
**DESCRIPTION:** Proposed erection of an agricultural building for free range egg production with associated feed bins and egg packing and storage building.  
**APPLICATION NO:** 174246  
**GRID REFERENCE:** OS 332419, 268441  
**APPLICANT:** Mr Tim Hodnet  
**AGENT:** Mr Ian Pick  
**DATE OF THIS RESPONSE:** 13<sup>th</sup> December 2017

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

- Application for Planning Permission;
- Location Plan (Ref: IP/RGKH/02);
- Site Layout Plan (Ref: IP/RGKH/02);
- Existing Site Levels (Ref: IP/RGKH/05);
- Flood Risk Assessment (Ref: L0120 Rep.1 (Rev.0)).

### **Site Location**

*Figure 1: Environment Agency Flood Map for Planning (Rivers and Sea), December 2017*



### **Overview of the Proposal**

The Applicant proposes the construction of a poultry building. The site covers an area of approx. 2.8ha, the size of the proposed impermeable area is approx. 1632m<sup>2</sup>. The site is currently used for agricultural purposes. An ordinary watercourse is located to the south of the proposed development site. The topography of the site slopes steeply down towards the southeast.

### **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.

This planning permission has been supported by a Flood Risk Assessment.

### ***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***

There may be a risk of surface water flooding from higher land. The Applicant would need to consider the likely flow routes in the vicinity of the proposed development site. The Applicant has stated that the finished floor level will be set at 337.5m AOD. The surrounding site levels are steeply sloped down towards the southwest.

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 Applicant is providing an attenuation basin which has been designed to cope with the 1 in 100 year + 40% climate change event. 190mm of freeboard is being provided above the maximum flood level, whereas we consider 300mm of freeboard to be provided.

### **Foul Water Drainage**

The Applicant should ensure that a diverter valve is fitted to ensure that dirty water during wash down events is diverted towards the dirty water tank.

### **Overall Comment**

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

- The Applicant should provide 300mm freeboard above the maximum flood level in the proposed attenuation basin;
- The Applicant should confirm that a diverter valve will be fitted to ensure all dirty water during wash down events is diverted to a dirty water tank.