

From: Irwin, Graeme [<mailto:graeme.irwin@environment-agency.gov.uk>]
Sent: 25 March 2015 09:56
To: Thomas, Edward
Cc: [REDACTED] Trewin, Daniel
Subject: RE: 150437 - Land south of Chapel Lane, Bodenham Moor, Herefordshire - proposed erection of 49 dwellings

Good morning Ed. I hope you are well.

As you state in your email the site is wholly within Flood Zone 1, the low risk Zone. As such you are correct to assume that standing advice applies and that we would not expect to be formally consulted. Whilst development may be appropriate in Flood Zone 1, the National Planning Policy Framework states that a Flood Risk Assessment (FRA) is required for 'development proposals on sites comprising one hectare or above' where there is the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off. I note that a FRA and Drainage Strategy have been submitted with the application and that comments have been provided by the River Lugg IDB. As the Lead Local Flood Authority (LLFA) it would fall to Herefordshire Council, in discussion with your Land Drainage team, to assess the suitability and robustness of the proposed surface water drainage scheme and to be satisfied that there will be no increased flood risk to third parties post development.

I trust the above is of assistance at this time. Feel free to contact me to discuss further if necessary.

Regards.

Graeme Irwin

Senior Planning Officer - Sustainable Places

Shropshire, Herefordshire, Worcestershire and Gloucestershire
Environment Agency
Direct Dial: 01743 283579
Direct email: graeme.irwin@environment-agency.gov.uk

From: Thomas, Edward [<mailto:ethomas@herefordshire.gov.uk>]
Sent: 17 March 2015 17:08
To: Irwin, Graeme; 'shwg@environment-agency.gov.uk'
Subject: 150437 - Land south of Chapel Lane, Bodenham Moor, Herefordshire - proposed erection of 49 dwellings

Dear Graeme,

I write in connection with the proposal described above. The link to the documents on the website is below.

<https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=150437&search=150437>

This is a site wholly within flood zone 1 and I assume that standing advice would apply.

However, and as you doubtless know, the village has experienced significant flooding before and the Ward Member informs me that the EA has committed significant funds historically to flood protection and prevention measures.

It also comes to my attention that the Parish Flood Action Group take issue with the submitted FRA and the proposal to direct run-off to the Moor Brook. Their contention is that flooding by this brook has inundated Orchard Close in the past and more run-off going to this brook would be likely to make the situation worse.

We have, of course, consulted our own Land Drainage officers and the River Lugg IDB, but I thought I should alert the Agency to this one as a consequence of the factors outlined above. I look forward to hearing from you shortly.

Kind regards
Ed Thomas

Edward Thomas
Principal Planning Officer
Tel: 01432 260479
Fax: 01432 261970
ethomas@herefordshire.gov.uk