Date of Response: 11/01/2023

SITE:	The Old Timber Yard, Middlewood, Clifford, Nr Hay on Wye, Herefordshire HR3 5SX
TYPE:	Planning Permission
DESCRIPTION:	Proposed demolition of existing shed and siting of purpose built mobile unit for holiday letting.
APPLICATION NO:	222852
GRID REFERENCE:	OS 328660, 244938
APPLICANT:	Mr Matthew Belfield

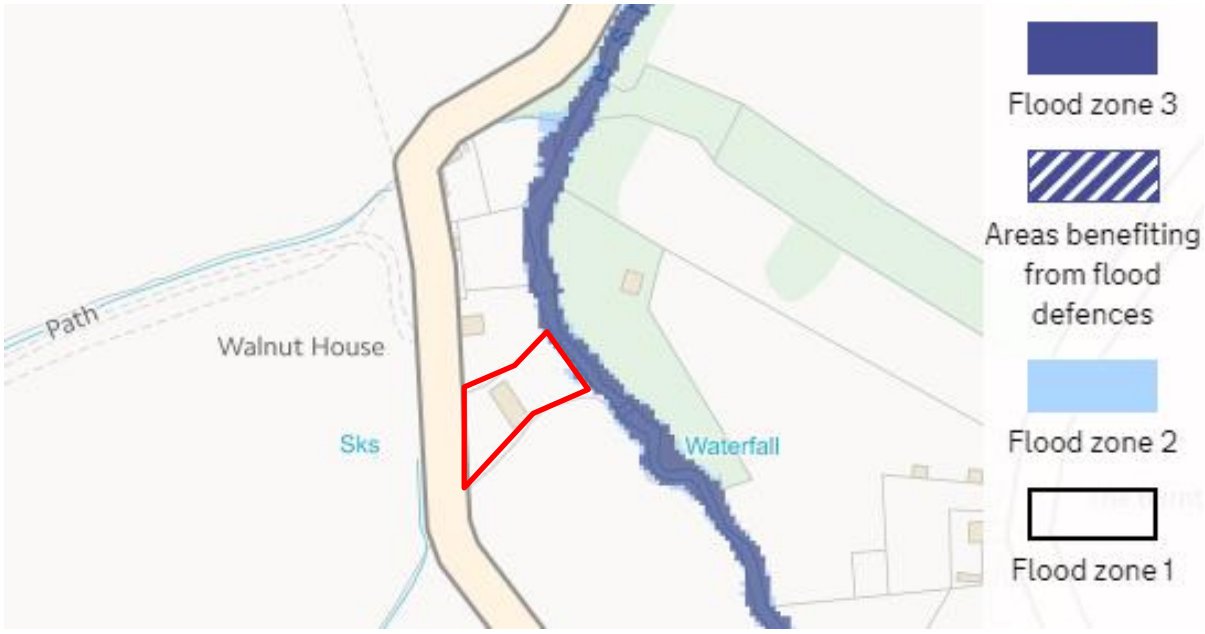
Introduction

Our knowledge of the development proposals has been obtained from the additional sources following our initial consultation response in November 2022:

- Site Plan (07B);
- Amended Drainage Mound (06B);
- Amended Design and Access Statement (12/12/2022);
- Sustainable Water Management & Water Resources (01/12/2022);
- Drainage Report (09/01/2023);
- Percolation test results (19/08/2022).

Site Location

Figure 1: Environment Agency Flood Map for Planning (Rivers and Sea), November 2022



Overview of the Proposal

The Applicant proposes to replace the existing (former) workshop and timber store (less vulnerable development) with a new Mobile Unit to be used for residential purposes (more vulnerable development).

The site covers an area of approx. 0.17ha. The West Brook is located along the eastern boundary of the proposed development site. There is a drainage ditch which runs down the northern site boundary. The topography slopes towards the northeast.

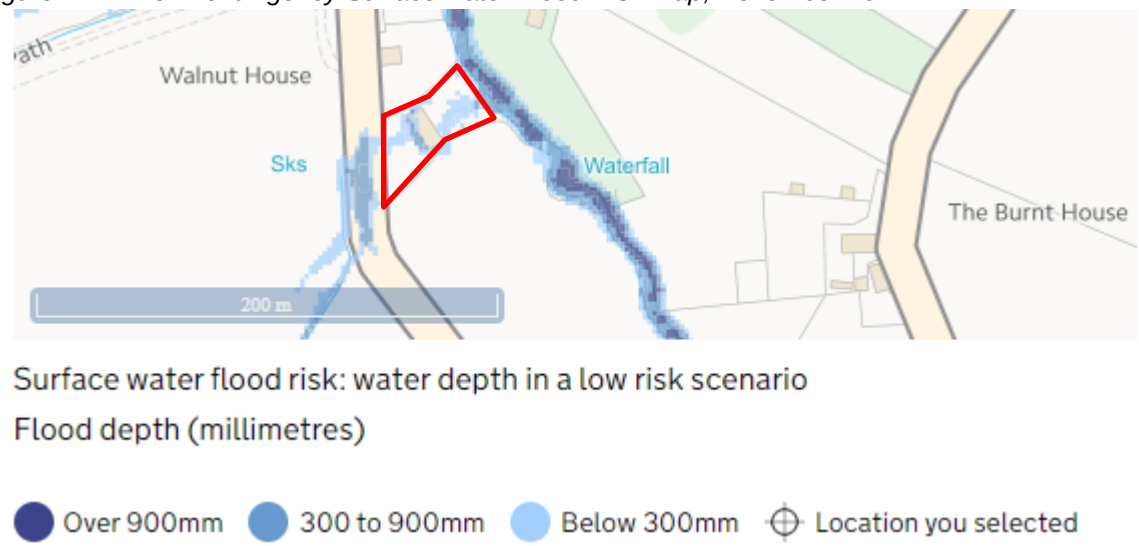
Flood Risk

Review of the Environment Agency's Flood Map for Planning (Figure 1) indicates that the site is located within the low probability Flood Zone 1 but is located adjacent to Flood Zone 3 (due to the presence of the West Brook): Flood Zone 1 comprises land assessed as having less than a 1 in 1,000 annual probability of river flooding. Flood Zone 3 comprises land where the annual probability of

flooding from fluvial sources is greater than 1% (1 in 100). We understand that the Mobile Unit is situated much higher than the adjacent West Brook, accordingly the development is likely to be outside Flood Zone 3.

However, upon review of the EA's Risk of Flooding from Surface Water map (Figure 2) the site is located on a surface water flow route during a Medium and Low risk scenario.

Figure 2: Environment Agency Surface water Flood Risk Map, November 2022



The proposed orientation of the Mobile Unit appears to be consistent with the route that surface water is likely to take.

Road levels could differ slightly and so the route that surface water runoff takes if the highway culvert blocks, may not be as shown. In order to mitigate against the risk of surface water flooding, it would be prudent to ensure that Finished Floor Levels are raised by a minimum of 300mm above existing ground levels. The Applicant has confirmed that the mobile unit will be raised at least 375mm above existing ground levels.

Other Considerations

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

In light of acceptable percolation tests and the down gradient slope of the site towards the watercourse (exceedance routes away from 3rd parties), it is likely the proposed permeable 'pad' on which the mobile home is to be sited, will be adequate to discharge roof surface water runoff to ground.

Foul Water Drainage

It is proposed to treat foul water effluent via a package treatment plant prior to passing though a secondary treatment plant comprising a IBC tank filled with obsolete un-recyclable plastics (left on site) as media and then to a drainage field. All aspects of the system will be gravity fed.

The Applicant has confirmed that percolation testing has been undertaken at the site in the area proposed for the drainage field. An acceptable Vp rate of 58 (this is a lower rate than the actual recorded average Vp of 29.4) has been used to size the drainage field for a population of 4. Therefore, an oversized 42m looped drainage field of 59m^2 is proposed.

Overall Comment

In principle, we have no objections to the proposed development.