



**ENVIRONMENT
AGENCY**

Our Ref : US/2003/011225-1/1
Your Ref : DCNW2003/2846/O

Date : 27 October 2003

Julie Preston
Head of Planning Services
Herefordshire Council - Northern Division
PO Box 230
Blueschool House
Blueschool Street
Hereford
Herefordshire
HR1 2ZB



F.A.O: Mr S Withers

Dear Sir/Madam

**SITE FOR PROPOSED STORAGE/OFFICE/TOILETS BUILDING AT PART
O.S.7900 PAYTOE LANE, LEINTWARDINE**

Thank you for referring the above application which was received on 9 October 2003.

The Agency **OBJECTS** to the proposed development, as submitted, on the following grounds:

The site lies near to the River Teme, which is designated a Main River under the Water Resources Act 1991. The site lies wholly within the floodplain of the River Teme and access would be restricted during a flood event. The March 1947 flood level in the vicinity of the site was 118.25m Above Ordnance Datum. According to the survey submitted, ground levels across the site vary from 116.72 to 117.16 m AOD. During the 1947 event, flood water depth across the site, including its access, would have been in excess of 1.53m.

The Agency would regard this development as falling within category 3B – Sparsely developed areas at high risk of flooding, of paragraph 30 (of PPG25- Development and Flood Risk). The guidance states that "these areas are generally not suitable for residential, commercial and industrial development unless a particular location is essential...".

The proposed development is likely to reduce both the flood flow conveyance and flood water storage capacity of the flood plain, the cumulative effect of which increases the risk of flooding elsewhere. The proposed building would result in the net loss of approximately 330 cubic metres of floodplain storage.

The Agency notes that the owner, Mr Watkins, will remove the existing spoil stored on site as well as a portacabin in order to provide some floodplain compensation, however this is not considered satisfactory to fully compensate for the development proposal.

If the proposed development were to be permitted, it will encourage similar proposals in the area on land subject to flooding. Due to the precedent set, such development would be difficult to resist. The cumulative effect of this would further increase flood risk here and elsewhere.

If you are minded to approve the application contrary to our objection, attention is drawn to paragraph 65 of PPG25 - Development and Flood Risk which advises that the Agency should be re-notified, for you to explain why material considerations outweigh the objection, and to give the Agency the opportunity to make further representations.

It should be noted that the Agency's previous letter dated 27 November 2002 (and further correspondence) outlined that the Agency would be likely to object to this proposal.

Yours faithfully

pp. M. Davies

JUSTIN BURNETT
Team Leader Severn Area Planning

Please ask for : Mark Davies 01743 283405

CC: T P Southall Garner Southall Partnership

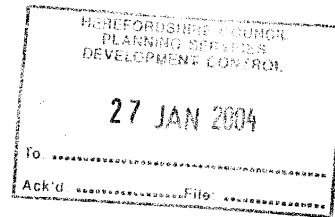
Our Ref : US/2003/011225-2/1
Your Ref : DCNW2003/2846/O



**ENVIRONMENT
AGENCY**

Date : 26 January 2004

Julie Preston
Head of Planning Services
Herefordshire Council - Northern Division
PO Box 230
Blueschool House
Blueschool Street
Hereford
Herefordshire
HR1 2ZB



F.A.O: Mr S Withers

Dear Sir/Madam

**SITE FOR PROPOSED STORAGE/OFFICE/TOILETS BUILDING AT PART
O.S.7900 PAYTOE LANE, LEINTWARDINE**

Thank you for referring information relating to the above application, which was received on 19th January 2004.

As previously indicated, the site lies within the floodplain of the confluence of the River Teme and River Clun.

The Flood Risk Assessment agrees that the 1% Annual Probability Flood Event level in the vicinity of the site is a reasonable estimate at 118.25m AOD, with the ground level of the proposed building at 117.1m AOD.

In line with PPG25, the Agency therefore **maintains its objection** to the proposal but notes that a degree of floodplain compensation is possible with the removal of the existing spoil and portacabin. The proposal also indicates that the building may be constructed as internally floodable, thus further reducing any floodplain loss.

If however your authority is minded to approve the proposal due to other planning issues, the Agency would request that the following planning conditions are imposed:

In order to minimise the impact of the development increasing flooding elsewhere, the existing spoil heaps and portacabin should be removed to compensate for flood water storage loss within the floodplain. In addition, the building should be constructed as internally floodable.

CONDITION: Surface water shall be disposed to a soakaway system designed and constructed in accordance with BS 8301: 1985 (Section 8.4).

Environment Agency
Hafren House, Welshpool Road, Shelton, Shrewsbury, Shropshire, SY3 8BB, Tel no:01743 272828, Fax no:01743 272138

REASON: To ensure the satisfactory provision of drainage facilities to serve the proposed development.

NOTE: The LPA should confirm with their Building Control or Technical Services, and the adopting Highway Authority if relevant, that soakaways will be acceptable to them for this proposal.

Yours faithfully

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the left.

JUSTIN BURNETT
Team Leader Severn Area Planning
Please Ask For: Mark Davies (01743) 283405