

Appendix 1.

Parish Council's position in respect of the latest version of the drainage scheme as proposed by the developer within planning application P241152/XA2.

Application for approval of details reserved by conditions 2 & 5 attached to planning permission 231460.
(Surface water and drainage)

Formal Response to planning application.

The Parish Council has now had chance to consider the drainage scheme (the "Scheme") proposed by Cape Homes (the "Developer"). Mark Coleman of Cape Homes has helpfully also provided the Parish Council with some explanations. We understand that Balfour Beatty now do not have any objections to the Scheme. As the Case Officer and Balfour Beatty are aware, the Parish Council has continually highlighted the serious problems with the existing storm water drainage around the development site (the "Site") and that storm water coming from the Site would likely increase these problems. The Parish Council is pleased to note that these issues seem to have been taken into consideration in drawing up the Scheme.

The Parish Council's comments on the Scheme are as follows:

Drainage of water that now collects in Church Road outside Barcombe Grange as a result of the Developer blocking off the pipe that took this water into the Site

The Parish Council understands that, under the Scheme, a new drainage pipe will be installed on the Church Road side of the site boundary from the area of the flooding to connect up to the existing drainage pipe approximately at the junction between Church Road and Turners Lane ("Area 1"). The pipe will then follow the southern side of Church Road to the junction with Ross Road. A new pipe will be installed under Ross Road at this junction, to connect up with the existing drainage pipe on the eastern side of Ross Road.

The Parish Council notes that this will remove the flooding issue outside Barcombe Grange and in addition reduce the amount of water going down the defective drainage pipe to the west of Ross Road. However the Parish Council is concerned that, to allow the pipe to be positioned on highway land between Area 1 and the road outside Barcombe Grange, a substantial amount of hedgerow, trees and wall will need to be removed.

The Parish Council objects to this removal on the following grounds:

1. Ecological loss
2. Historic hedge and wall whose removal would change the character of the area.
3. The Parish NDP states that great weight should be given to conserving hedgerows and the like.

We are told that routing highways water through private land requires a legal agreement with the owners of the private land to record the various obligations and rights of the parties, and Hereford Council do not want to do this. Surely it is better to make the effort to put in place a legal agreement, than to remove the hedgerow, trees and a wall. In addition, the work in installing the pipe outside the Site would be seriously disruptive to traffic on what is a dead end road.

The Developer is proposing to put in place a planting scheme in the area in mitigation. The Parish Council has concerns that this would take many years to reach the same level of maturity as the current vegetation, although the Parish Council would be prepared to work with Hereford Council and the Developer to see whether a solution can be found. It should also be noted that there have been other examples in Brampton Abbots where Hereford Council has refused the removal of hedging.

Hereford Council should also recall that if development of the Site had not commenced until a drainage scheme had been agreed, as was intended by the condition put in place when planning permission was granted, a more sensible and appropriate alternative way forward could have been found.

Drainage of highway water on the northern side of Church Road to the east of the Turners Lane junction.

The Parish Council understands that a new pipe will go under Church Road to take this water and this pipe will connect to the pipe close to Area 1. The Parish Council agrees that this will help remove the surface water on the road in this area and has no objection.

Water from the Site

The Parish Council understands that:

- storm water coming from the houses on the Site will be piped into an attenuation tank and chamber to control the water leaving the Site.
- This water will then go into the existing ditch on the south side of Church Road which will then connect up to the existing pipe to the west of Ross Road.
- All other storm water on the Site is intended to drain away within the site.
- The owners of the houses will be responsible for all of the storm water drainage on the Site, including the upkeep of the drainage pipes, water chambers and attenuation tank within the Site.

The Parish Council has no objection to this.

Ross Road

The Parish Council understands that the pipe connecting the eastern side of Ross Road to the western side at the old telephone kiosk will be closed off and the pipe on the eastern side will then be replaced with a 9" pipe. The Parish Council has no objection to this.

Overall

The Scheme creates an opportunity to sort out the current serious storm water drainage problems in Ross Road. The views of the Parish Council as set out in this submission are subject to Balfour Beatty having conducted hydraulic tests to make sure that the drains on both sides of Ross Road (as amended) will cope with the volumes of storm water (to include the one in one hundred year flood) coming from Barcombe Grange, Church Road, Turners Lane, Ross Road from above the junction with Church Road and the new extra volume of storm water originating from the Site.

There is a lot of work set out in the Scheme. Please confirm that the hydraulic tests referred to above have been conducted and support the workings of the Scheme, and that the Parish Council has correctly represented all of the detail of the Scheme