

SITE: Reeves Hill, Reeves Lane, Near Knighton, Herefordshire
TYPE: Discharge of Condition
DESCRIPTION: Proposed erection and operation of 4 Wind Turbines and associated access tracks, hardstanding and sub station building
APPLICATION NO: 081479
DATE OF THIS RESPONSE: 18/05/2015

Planning permission for the above development was granted in April 2012 with a number of conditions. Condition 14 relates to surface water drainage aspects:

Condition 14:

Before development is commenced a detailed surface water and ground water management plan to include details of associated drainage and sediment control and a timetable for implementation shall be submitted by the developer/operator to the Local Planning Authority and approved in writing by the Local Planning Authority. The Scheme shall be implemented as approved.

Reason: To prevent impact on the groundwater environment and to comply with Policy DR4 of the Herefordshire Unitary Development Plan.

This response assesses whether the additional information submitted by the Applicant is found satisfactory to discharge Condition 14.

Our knowledge on the above proposal is obtained from the following sources:

- Application to Discharge Conditions;
- Surface Water and Ground Water Management Plan;
- Access Junction to Turbines 1 and 2, drawing no. JU110-001;
- Access Junction to Turbine 3, drawing no. JU110-002;
- Access Junction to Turbine 4, drawing no. JU110-003.

It is understood that the proposal is for the erection of 4 wind turbines and associated access tracks, hard standing and sub-station building.

Surface Water Drainage

The submitted Surface Water and Ground Water Management Plan identifies how the site drainage functions at present and describes how the proposed drainage infrastructure will be designed. Although the management plan sets out how the surface water drainage and pollution prevention measures will be designed, detailed design information, including calculations, has not yet been submitted by the Applicant.

Drawings JU110-001, 002 and 003 indicate that the impermeable areas at the entrances to the development will drain to swales adjacent to the carriageway before discharging to ground through a number of soakaways. The soakaways have been designed using an assumed infiltration rate and infiltration testing has not been carried out at the site. Our review of the Cranfield University Soils mapping indicates that soils in the vicinity of the site are freely draining and may therefore be suitable for infiltration techniques. We recommend that infiltration testing is undertaken in accordance with BRE 365 and the results submitted to the Council for approval. Groundwater levels should also be provided as Standing Advice recommends the invert levels of soakaways are a minimum of 1m above the groundwater level.

Summary

We do not believe that the submitted information provides sufficient detail to enable appropriate assessment of the proposed surface water drainage system at this stage. We therefore recommend

that Condition 14 is not yet discharged and more detailed information on the proposed drainage systems is requested for review.

The detailed drainage information should include:

- Detailed soakaway calculations;
- Evidence of infiltration testing in accordance with BRE365 at the location of the proposed soakaways to support the design. Groundwater levels should also be provided as Standing Advice recommends the invert levels of soakaways are a minimum of 1m above the groundwater level;
- Details, including calculations, of the proposed settlement or filtration features.