

Dear Alistair,

Thank you for your e-mail dated 20 December 2024 in relation to the discharge of Cond. 11 – drainage for APP/19/01226. I have forwarded it to our drainage specialists; and they provided the following comments:

The following information was reviewed by the drainage team:

- Drainage Arrangement, drawing reference no. 23339_JUBB_XX_XX_DR_C_500, rev C4, dated 20.12.24, & prepared by Jubb Consulting Engineers Limited.
- Drainage Overland Flow Routing, drawing reference no. 23339_JUBB_XX_XX_DR_C_520, rev. T3, dated 20.12.24, & prepared by Jubb Consulting Engineers Limited.
- Coldharbour Farm Surface Water Calculations, file reference number 23339-JUB-XX-XX-CA-001-P02

Having reviewed the revised information and the replies provided by the applicant in the trailing mail, I would advise insufficient information available to discharge condition 11. With reference to the developer's submitted document, the proposed drainage strategy is NOT acceptable on the following grounds:

- We would expect to see proposed and existing levels, a few cross-sections including low points (which should include the NH boundary and proposed development), and measures to deter the runoff from the site draining towards the SRN to confirm the overland runoff generated from the site does not drain towards the SRN. The current information and the explanation provided by the applicant does not suffice:
 - While the A27 is at a higher elevation than the proposed development, there are existing NH ditches that serve the A27 embankment adjacent to the development.



