

Hi Lesley,

Please see responses below in red, and revised drawings and calculations to show compliance. I know you're off the next couple of days so, as agreed I have copied in Beata and Patrick to keep things moving.

Beata and Patrick, if you can reply to all confirming that you are happy with the comments below and revisions, or add any other points of clarification that would be much appreciated. We are aiming to commence work at the start of January so anything you can do to expedite the approval process would be really appreciated.

- *Drainage Overland Flow Routing Plan, drawing ref. no. JUBB-XX-XX-DR-C-0520, rev. 2, dated 12.11.24 located within the Appendix A of the Drainage Strategy Technical Note, the southern part of the site drains towards Strategic Road Network (SRN) of A27. 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. Please note that in accordance with DfT Circular 01/2022 to protect the integrity of the SRN and highway drainage assets, no overland runoff from the proposed development shall be permitted to discharge on the SRN or into any drainage system connected to the SRN. **Overland flows drawing has been updated. The A27 is higher than the site so I have added some indicative levels and adjusted the flow arrows to highlight overland flows cannot make it to the A27.***
- *We expect the applicant to consider providing an overflow pipe systems in the hydrobrake connecting to the downstream system as any blockages in the hydrobrake chamber may lead to on-site flooding overflowing into the SRN. **S12 has had an overflow pipe added to the layout drawing.***
- *As per the EA's Flood Map for Planning, there appears to be another existing ditch close to the proposed development for which details are not included in the proposal. We expect to see the details of this existing or the proposed abandoned ditch on the proposed drawings and whether the flood volumes have been considered in the flood storage area. The details should be included in the 2D model and the proposed layout plan. **The existing 'ditch' only received waters from the existing site, there are no receptors from outside of the proposed boundary. The EA have confirmed that the flood storage area proposed is acceptable for all onsite activities and to accommodate any excess flows from the brook in times of extreme rainfall.***

*Also, we would advise the applicant that the proposed discharge rate for the critical rainfall event of 100 year + 40% cc is 5.7 l/s compared to calculated Qbar rate of 5.2 l/s. We expect the applicant to propose discharging the runoff equivalent to the Qbar rate to mitigate the flooding risk at the receptor due to increase in the discharge rates." **The calculations have been revised. The max flow rate from the site is now 5.2l/s.***

Many thanks