

Miszewska, Arleta

From: Harvey Wingfield <harvey.wingfield@torandco.com>
Sent: 06 November 2023 17:44
To: Miszewska, Arleta
Cc: Andrew Elliott; Luke Vallins; KarlG@mjaconsulting.co.uk; Joao Valadas
Subject: APP/21/01451 | Response to comments from LLFA (dated 30/10/2023)
Attachments: APP_21_01451-CONSULTEE_RESPONSE_-_LOCAL_LEAD_FLOOD_AUTHORITY-1856507 (1)[3].pdf; 6281-MJA-SW-XX-DR-C-400-PL4 Surfacing layout[80].pdf; 6281-MJA-SW-XX-DR-C-004-PL3 Exceedance flow routes[46].pdf

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Dear Arleta

Pursuant to a consultation response from the Lead Local Flood Authority (LLFA) to application APP/21/01451, dated 30 October 2023 (attached), please find enclosed the following updated plans prepared by MJA Consulting:

- External Works/ hard surfacing (drawing no. 6281-MJA-SW-XX-DR-C-400, Rev PL4)
- Exceedance flow routes (drawing no. 6281-MJA-SW-XX-DR-C-004, Rev PL3)

For clarity, these updated plans supersede drawing no. **6281-MJA-SW-XX-DR-C-400, Rev PL3** and drawing no. **6281-MJA-SW-XX-DR-C-004, Rev PL1**

The updated plans should be viewed in conjunction with the explanation below.

- *The exceedance flow arrows were drawn to the roads cross fall and not the long section fall which reflects the general movement of flood water through the site. The exceedance plan has been updated to show this.*
- *With regards to the areas of concern, there is circa 24m³ of storage within the kerbs of the south east corner of the site. Flood flows above this amount would flow through plot 22's garden and leave site.*
- *In the centre of the site, between the stables and the coach house, we have added a drop kerb (as per the updated surfacing layout) to direct flows down the road and off site. This now leaves a much smaller area which will produce exceedance flows directed south towards the main house. This is acceptable since the flows produced here will be minimal. There is also an existing land drain to collect flows south of this area. The existing exceedance runoff regime from the northern impermeable buildings and tarmac drains towards this area already but with less intercept points and at a much higher rate than post proposed development. We still have 11m³ of exceedance storage in this area too. The development will greatly reduce flood risk to the main house and is considered very low.*

Please could you upload the above response and accompanying updated plans to the application portal.

Should you have any questions relating to the information enclosed, please do not hesitate to contact me.

Kind regards

Harvey

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Planner

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