

Dear Mr L Oliver,

Thank you for consulting us on the above planning application.

We note that the additional information submitted by the applicant has addressed the Environment Agency concerns regarding the flood zones and the development site. Therefore, and bearing in mind the similarities between the fluvial and pluvial flood risk, we also consider the proposals satisfactory regarding the existing pluvial flood risk.

We also note that surface water to the adjacent main river will be limited to 2.0l/s, which has also addressed our previous concerns regarding the existing/proposed discharge rates.

However, the applicant has not submitted the required detailed drainage strategy which demonstrate that the proposed development will not increase surface water flood risk on or off site. As our formal response dated 12th June 2020 stated:

*The information submitted by the applicant is very high level and bearing in mind that this is a planning application for full planning permission, at this stage we further **request** a full drainage strategy which includes:*

- ***Detailed drainage layout drawings** at an identified scale indicating catchment areas, referenced drainage features, manhole cover, invert levels, bed level (watercourse connection) and pipe diameters, lengths and gradients.*

- ***Detailed hydraulic calculations** for all rainfall events, including the listed below. The hydraulic calculations should take into account the connectivity of the entire drainage system including the connection with the watercourse and inform the design of the surface water drainage strategy. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus 40% climate change allowance) rainfall events. The drainage features should have the same reference that the drainage layout.*

Until the aforementioned information is submitted, our formal response dated 12th June 2020 still stands.

Kind regards,
Santi

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