

Dear Lesley,

Further to the comments raised by the Environment Agency on 13th November 2025, in relation to APP/25/00744, I am pleased to enclose copies of the following documents as requested to address the comments raised;

- 23339_JUBB_XX_XX_DR_C_520 T4 – Drainage Overland Flow Routing
- 23339-JUBB-XX-XX-RP-C-003_P4 Coldharbour Farm Lane Maintenance Schedule
- 23339-JUB-XX-XX-CA-001-P01 - Coldharbour Farm Surface Water Calculations
- EPR_VB3441MP Bespoke Permit
- EPR_VB3441MP Grant of Permit Letter

Due to the size of the documents, I have packaged these up in the We Transfer link below:

Link: <https://we.tl/t-PqW39h9dX3>

With regards to the proposed levels, these are no different to the levels proposed and modelled in the FRA completed by Bellamy Roberts. If anything, the amount of area left raised has reduced as the size of attenuation area required has reduced, and therefore an increased amount of flood compensation storage is being provided. The proposed Access Road levels also match with the proposed levels shown in the FRA by Bellamy Roberts as shown on their drawing 5314/1001 Rev A – Access Design and JUBB Drawing JUBB_XX_XX_DR_C_120 Rev C3.

In relation to the comments raised in relation to Floodplain storage compensation, we would be grateful if you would confirm that the FRA completed by Bellamy Roberts has been reviewed as part of this submission as this includes all the above requested information. This was approved under the original planning application APP/19/01226.

Furthermore, I can advise that a FRAP for the storm water discharge (permit number EPR/VB3441MP) has now been submitted and obtained.

I trust that all of the above addresses the concerns raised by the Environment Agency. However, in the event you seek clarification on any of the above information, please do not hesitate to contact me.

I would be very grateful if you could confirm receipt of this email and the attached documents.

I look forward to hearing from you shortly.

Kind Regards

Harriet Lobacz MRTPI

Senior Planner

Henry Adams LLP