

10/3/22

67965 – Addition FRA Information

In response to the latest email from the planners, we have revised our FRA and drainage strategy report accordingly. Due to the large file size, please find it available to download via WeTransfer

As further response to the additional comments raised in the objection letter, I comment below to directly answer each query, please feel free to also forward these on for their attention.

Crow Tree Farm – the applicant obtained levels in November 2020. We require information/justification as to why these levels haven't been used to set finished floor levels.

The finished floor levels for the development are set in relation to the existing, surrounding ground levels. I attach the latest proposed levels drawing for attention. Due to the access requirements for the plots, the FFLs had to be set from the back of footpath levels, with only a nominal, accessible slope, creating step free access into the properties. Also as preference for the construction of the terrace block, it was requested that the FFLs are not stepped and one consistent FFL was created. We believe this solution achieves 7 accessible properties without the requirement for stepped FFLs or stepped access.

It should be noted that the flood levels in this area provided are to the rear of the property, with most flood levels at 65.00m and below, and the FFL is set in relation to the higher road levels, and FFLs of 66.60m, therefore the FFL is well above the flood levels, and the properties are not at risk of flooding.

Document 21-B-12866/50 "Model"- it is unclear whether the modelling outputs provided relate to the swale's operability. We require modelling outputs that demonstrate that the swale will operate to store water as intended.

The swale shown in the flood compensation areas drawing is not an ordinary swale in the conventional sense. The general drainage system of the site is designed to be stored within the piped system, and the attenuation tank up to and including the 1 in 100 year event plus 40% climate change.

However, due to the site being in a high risk flood zone, we have designed the gardens so that there is sufficient area lower than the existing flood levels to create the volume required to replace the volume lost from the flood plain by the development.

As the levels drawing shows, the rear gardens have a fall both from the rear driveways into the garden, and from the plots into the centre of the gardens. Over the full length of the 7 gardens and the volume to be created by the swale, it is calculated that there is fully sufficient volume in the gardens.

The intention is that when the site should flood, either from itself or from surrounding areas, the natural overland flood routing is away from highways, plots and surrounding sites, storing the water in the gardens.

It would be suggested to include a perforated land drain below the centre line of the gardens, at the 'swale's' lowest point, so that once the storm events has ceased, any stored water can suitably drain away from the gardens, returning to their ordinary drained, usable state.

Turning head at the bottom of Baybutt Street - it isn't clear if levels will be raised for the creation of this. We require confirmation of levels in this area and assessment of any implications for flood risk.

The turning head does require levels to be lifted locally, as at the moment from the carriageway edge the levels immediately drop to the adjacent soft landscaping; and the proposals include the widening of the carriageway, and creation of a new turning head and footway.

Please note that all level increases to accommodate the turning head have been considered and calculated in the areas lost from the flood plain – and have been included in the flood compensation areas proposed – so there is a natural balance of these levels.

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