

From:
To: [Planning](#)
Subject: FAO: Hilary WRT NYM-2017-0412-FL
Date: 03 May 2018 11:50:28
Attachments: [image001.png](#)

Hi Hilary,

Many thanks for getting in touch. As per our original comments, many of the details requested haven't been adequately addressed. The main points are raised below. It is also requested that the applicant utilise our SuDS guidance to provide the framework for their drainage strategy submissions.

- The proposed development is within Flood Zone 3 and as such there will be loss of flood plain. It is yet to be established how they will compensate for any loss of flood plain.
- From the [Long term flood risk information](#) provided on Gov.uk, the flood levels indicated suggest levels could be over 900mm. The developer has indicated that they will raised floor levels, however it not yet understood how the building will be flood resilient/resistant. It is also our concern that there could be water quality issues as a result of any flooding from animal waste. Here we would defer to Natural England, Ecology and the Environment Agency.
- Can the applicant confirm the development is at least 3m from the watercourse as taken from the top of the river banks.
- Drainage proposals show no consideration for the increased runoff from the roof area. Details for the surface water drainage from the proposals are required, which attenuate the site back to the greenfield runoff rate for the site.

Many thanks

Gareth Roberts - **Flood Risk Management Project Engineer**

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