

Further information issued to the planning officer via email on the 11/12/2024

Flood/ Drainage:

- The following further query was raised by officers: *As this a previously flooded street, having flooded in 1975 we would encourage the introduction of raised thresholds or other flood resilience measures to protect the ground floor.*
- The project architect has confirmed that the finish floor level of the building is circa 240mm above the pavement. As an existing building with relatively low ceilings, raising the existing building, which is being converted, would be problematic.
- It is also important that level thresholds are maintained, to ensure level access to the site for all users. Given the constrained nature of the site, and because an existing building is being converted, there is also not scope to introduce ramps to the site, to raise the accesses.
- The flood consultant has advised:
 - Whilst it is understood that there was flooding in 1975, there is no reference about any properties flooding. Also note that it is nearly 50 years ago, as such the frequency of flooding should not raise concerns. I have just extracted historic flood records from the government/EA website (see below), with the nearest shown being nearly 4km away from the site. Naturally, not all flood events are recorded, but it would appear that none was severe enough to be recorded by the EA.
 - Furthermore, flood resilience measures are already proposed in the form of green roofs and permeable paving which will result in the peak runoff rate and 6-hour runoff volume being reduced compared to the predevelopment arrangement, which will have a positive impact to flood risk. Furthermore, surface water flood maps, which are also included in the FRA, show that at the low-risk scenario (1%-0.1% annual exceedance probability) water depth would be negligible.
 - Additionally, should it be considered necessary, additional measures could be considered where possible, like installing ground level electrical sockets and electrical appliances installed above the ground level. This will not reduce the likelihood of flooding but will reduce the impact to the site.
 - Finally, there are operational measures that can be implemented if flood risk is an ongoing issue to the site, which may include having sandbags available in proximity to the access, which will be placed when water is identified in the road or when flood warnings are issued. This is not deemed necessary given the risk of flooding for the site.
 - Extract from Environment Agency:

