

The LBC Surface Water Drainage Pro-forma for New Developments submitted as Appendix K to the Camden Goods Yard Flood Risk Assessment and Drainage Strategy report was based on an out-of-date layout which was subject to revision in the days prior to submission of the report. The table commented upon showed data for the main site only and did not include the PFS land.

The text within the Flood Risk Assessment and Drainage Strategy is correct including the maximum peak discharge rate stated as 193.8 l/s equating to a 50% reduction in peak flow.

The amended proforma is attached with revised data in Sections 4 and 6. As stated in Section 6:

- The surface water attenuation volume required to meet Greenfield runoff rates is 1624m<sup>3</sup>.
- The surface water attenuation volume required to meet the 50% reduction is 745m<sup>3</sup> (as stated correctly within the report text).
- The surface water attenuation volume required to retain runoff rates as existing i.e. to account for the effects of climate change over the developments design life is 197m<sup>3</sup>.

The attenuation volumes have been derived from an AECOM excel spreadsheet which applies the Wallingford Procedure. The calculation uses data derived from the Wallingford Procedure M5-60, r and SAAR maps. Extracts from the spreadsheet are included as Appendix J to the Flood Risk Assessment and Drainage Strategy report.

As stated within the Surface Water Drainage Pro-forma for New Developments "Flood water from exceedance events will remain on site with pooling upon the podium and within the kerbs of the estate roads".

As stated within Section 6.2.1 of the Flood Risk Assessment and Drainage Strategy, the following are the reasons why Greenfield runoff rates have not been met:

*The amount of attenuation required to limit the surface water discharge to Greenfield rates would limit the degree of development viable for the Site;*

*· For the MS parcel, the extent of the proposed basement limits the possible locations of underground attenuation tanks to the periphery of the application site;*

*· Green roofs have been maximised at 926m<sup>2</sup> with an additional 6,250m<sup>2</sup> of surfaces of similar permeability.*

*· Additional roof space is required for PV panels and the proposed chilli farm;*

*· The public realm appearance is to be that of an urban setting as discussed between the Landscape Architect and LBC; and*

*· For the PFS parcel, there is a lack of underground space available due to fuel tanks, pipework and other service ducts.*

During the design development phase an additional underground storage tank was considered to the west of the main site but this was discounted later as it clashed with existing services to be retained. There is no available space on-site for other attenuating features such as basins or ponds.

The use of permeable paving has been discounted due to maintenance concerns. The degree of Green Roof and Green Podium has been maximised across the site.