

Mukthar Miah

13 09 2024

Dear Mukthar,

Application No: 140290/FH/2024

Location: 24 Amherst Road, M20 4NS

Proposal: Minor extension to the dwelling, including an outbuilding containing a living area.

Following your recent query concerning the inclusion of undefended flood levels in the Flood Risk Assessment report, I would like to confirm that the information requested by MCC Planning has been thoroughly addressed within the report.

Specifically, the undefended flood levels you referred to are clearly presented in Section 5.5, Page 8 of the report (version 1) dated August 24. These levels align with the concerns raised by MCC Planning and were correctly incorporated during the initial preparation of the document. As such, we believe the report comprehensively covered the information sought and that this matter has been appropriately addressed.

Flooding from river and sea

- 5.3 The site is affected by River Flooding. The proposed development falls within The Environment Agency (EA) Flood Zone 3. The Flood Zone 3 is considered to have a high probability of flooding with a 100 years or greater annual probability or >1%AEP.
- 5.4 The climate change allowance has been taken from the EA peak river flow map. The vulnerability of the development, the design life of the building, and the flood zone classification were used to determine it. The climate change allowance for this site is 41%. The nearest climate change allowance of 35% provided by the EA was used as the most representative to complete this assessment.
- 5.5 The levels provided by the Environment Agency are shown in table 1 below. Further details are provided in Appendix D.

Flood levels at Site	
Return Period	Flood Level (m AOD)
1 in 20 (5%)	36.342
1 in 30 (3.3%)	36.379
1 in 100 (1%)	36.469
1 in 100 + 35%(CC)	36.528
1 in 1000 (0.1%)	36.895



Figure 1. Section 5.5 - Page 8 of the report

Node	Eastling	Northing	1 in 20	1 in 30	1 in 100	1 in 100 + 30CC	1 in 100 + 35CC	1 in 100 + 70CC	1 in 200	1 in 1000
1	385444.88	393160.08	36.342	36.379	36.469	36.520	36.528	36.570	36.491	36.677
2	385460.80	393158.26	36.342	36.379	36.469	36.521	36.528	36.570	36.491	36.677
3	385479.11	393155.10	Nil	Nil	Nil	Nil	Nil	Nil	Nil	36.895

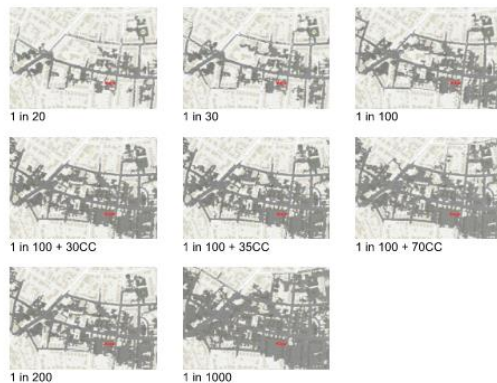


Figure 2. Appendix D of the report. Undefended levels

This letter is intended to support your appeal and demonstrate that MCC Planning may not have fully considered the details provided in the original report.

We trust that the above responses satisfy your queries regarding this planning application for a small development. Should you require any further information please do not hesitate to contact me.

Yours sincerely

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