File Note

Project Name:	Weston Halls & Pendulum Hotel	**Job Number:**	3341
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Weston Halls & Pendulum Hotel – EA Comments Response

Following the application of the Weston Halls & Pendulum Hotel development it is understood that the EA raised concerns regarding the displacement of flood water.

Following this a detailed review of the proposed and existing levels have been undertaken to establish the volume of flood storage on site in both the existing and proposed cases at varying depths. This modelling was undertaken from the level water enters the site (approx. 32.700) upto and including the 1-in-100 year +35% CC flood level of 33.460.

This modelling has shown that sufficient flood volume is available within the proposed development landscaping to compensate for the existing case at all depths, upto and including the 1-in-100 year +35% CC flood level.

Consideration has been given to the fact that the development is split into two separate phases. However, since Phase A (which will be built first) only impacts the east side of the development and has no effect on the existing flood storage availability, only the full, completed development has been modelled.

The full breakdown of the flood offset volumes is available in the table below:

Flood Volume Compensation Comparison		
Water Level (mAOD)	**Existing Flood Volume (m^3)**	**Proposed Flood Volume (m^3)**
32.700	0	125
32.800	42	176
32.900	77	230
33.000	119	290
33.100	166	371
33.200	220	462
33.300	276	563
33.400	338	672
33.460	377	642

The flood volume offset drawings for both the existing and proposed case have been updated and are appended to this file note.