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Our Ref: FS0728.LT.003

04th January 2024

Dear Hillingdon Borough Council, Lead Local Flood Authority,

Grangewood School, Fore Street, Eastcote, Pinner HA5 2JQ

Local Planning Authority Reference: 2145/APP/2023/2833

Thank you for your comments regarding the above planning application. Please see our responses below regarding the proposed drainage condition 9 of your planning application response.

Condition 9

vi. Exceedance Routes – Provide a plan showing the route surface water will take through development for rainfall events exceeding the 1 in 100-year event. Where it is intended to store water on the ground surface, the maximum extent of overland flooding should be mapped and include details on flow paths, depths and velocities. Safe access and egress for the site must be demonstrated.

Curtins Response: Please reference the revised Exceedance Plan drawing (Ref. FS0728-CUR-XX-XX-DR-C-0504-P02) attached alongside this letter. The Exceedance Plan now shows the recommended safe access and egress route, from the entrance of the site, to the exit from the proposed building.

The route follows the main access road for the site. Topographical information shows the access route to fall away from the proposed building and fall along the access road towards the junction at the entrance and exit from the site. The access and egress route does follow the overland flow route of the site, however as the levels continually fall away from the site towards the highway there is little risk of ponding on the proposed route.

Furthermore, there is no upstream drainage connecting into the proposed drainage network for the school, therefore inundation of the site is deemed unlikely. Equally, the site and its entrance has a greater elevation than the surrounding areas adjacent to the access, therefore this is no risk of site flooding from public sewer failure. Finally the site is in Flood Zone 1 and therefore at low risk of flooding from rivers. Therefore, the proposed safe access and egress route is deemed acceptable.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Charlie Ryder Richardson'.

Charlie Ryder Richardson
Civil Engineer
For and on behalf of
Curtins Consulting Ltd