

Our Ref: ST3118/2302-FRA Addendum

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Harefield Grove, Harefield
Flood Risk Assessment Addendum

This Addendum has been prepared to provide further information in relation to the Greater London Authority (GLA) comments associated with the proposed development at Harefield Grove, Harefield (Planning Application Reference: 28301/APP/2022/2205).

In their case report, GLA provided comments in relation to Flood Risk Management. The comments which required further information were as follows:

86. There are small sections of land around the existing manor house at medium/high risk of surface water flooding. The FRA states that 'overland flow paths will be taken into account in the design of levels for the proposed development to direct overland flows away from buildings'. This is supported but further information on the proposed levels and direction of flows needs to be provided, also to confirm that floodwater is not displaced off site as a result of the scheme.

A drawing has been prepared which identifies the existing surface water flood risk within the site, with the site specific topographical survey overlain. This drawing, ST-3118-503, is provided in **Appendix A**.

The drawing shows that the existing surface water flood risk within the site is primarily confined to the areas within and in the vicinity of watercourses, ponds and water features. There is an area of medium to high risk of surface water flooding within the vicinity of the existing building. Inspection of the topographical survey indicates that this is a local low point, which accumulates within the southern side of the building. Overland flows do not have a route to pass the building due to its 'U-shaped' design.

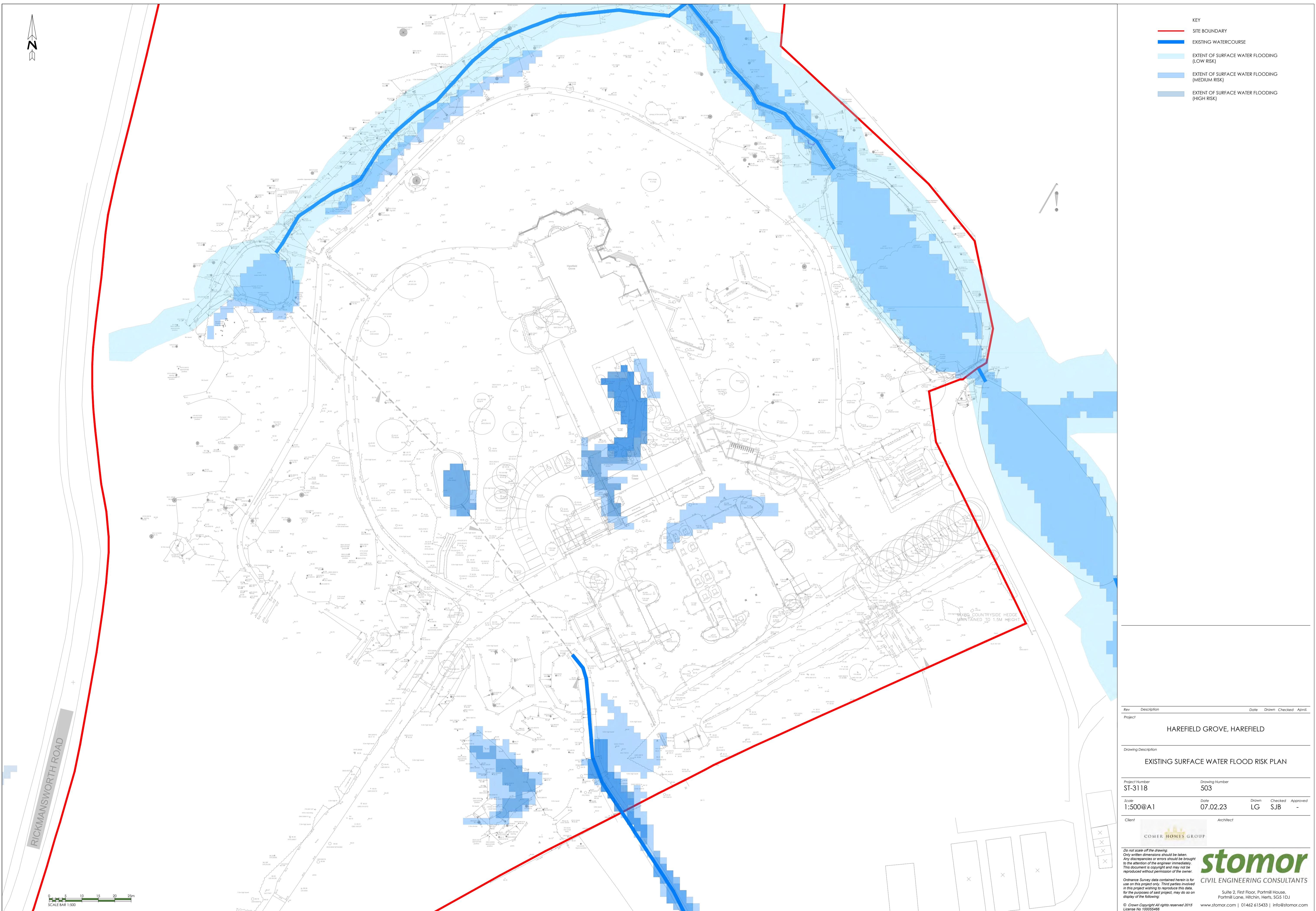
The proposed development removes the U-shaped building design with external levels designed to ensure overland flows would travel away from buildings and towards either the receiving Sustainable Drainage Systems (SuDS) features, or downstream waterbodies. Drawing ST-3118-502, provided in **Appendix B**, shows the proposed development layout with overland flow routes and indicative external levels.

87. The FRA provided for the proposed development generally complies with Policy SI.12 of the London Plan; however, further information needs to be provided.

As there were no other comments requesting additional information, it is assumed that Item 87 is in relation to the information requested under Item 86. Notwithstanding this, it is considered that the information provided, and the proposed drainage strategy meets the criterion set out under policy SI.12 of the London Plan.

APPENDIX A





APPENDIX B



