

Our Ref: ST3118/2302-FRA Addendum  
14<sup>th</sup> February 2023  
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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 past the building due to its 'U-shaped' design.

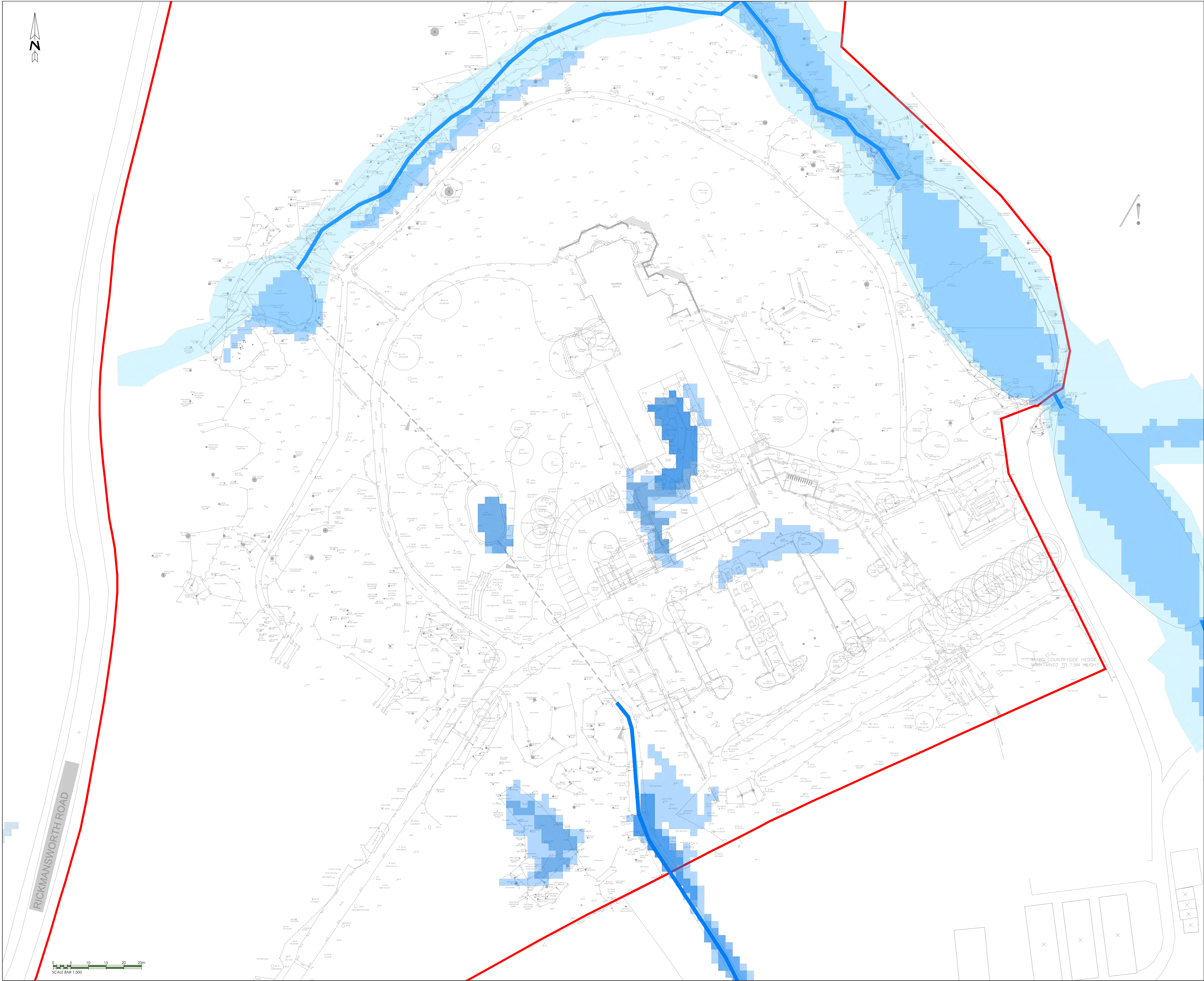
The proposed development removes the U-shaped building design with external levels designed to ensure overland flows would travel away from buildings and towards either the receiving Sustainable Drainage Systems (SuDS) features, or downstream waterbodies. Drawing ST-3118-502, provided in **Appendix B**,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







KEY

SITE BOUNDARY

EXISTING WATERCOURSE

EXTENT OF SURFACE WATER FLOODING (LOW RISK)

EXTENT OF SURFACE WATER FLOODING (MEDIUM RISK)

EXTENT OF SURFACE WATER FLOODING (HIGH RISK)

Rev

Description

Date

Drawn

Checked

Apvd.

Project

HAREFIELD GROVE, HAREFIELD

Drawing Description

EXISTING SURFACE WATER FLOOD RISK PLAN

Project Number

ST-3118

Drawing Number

503

Scale

1:500@A1

Date

07.02.23

Drawn

LG

Checked

SJB

Approved

-

Client

COMER HOMES GROUP

Architect

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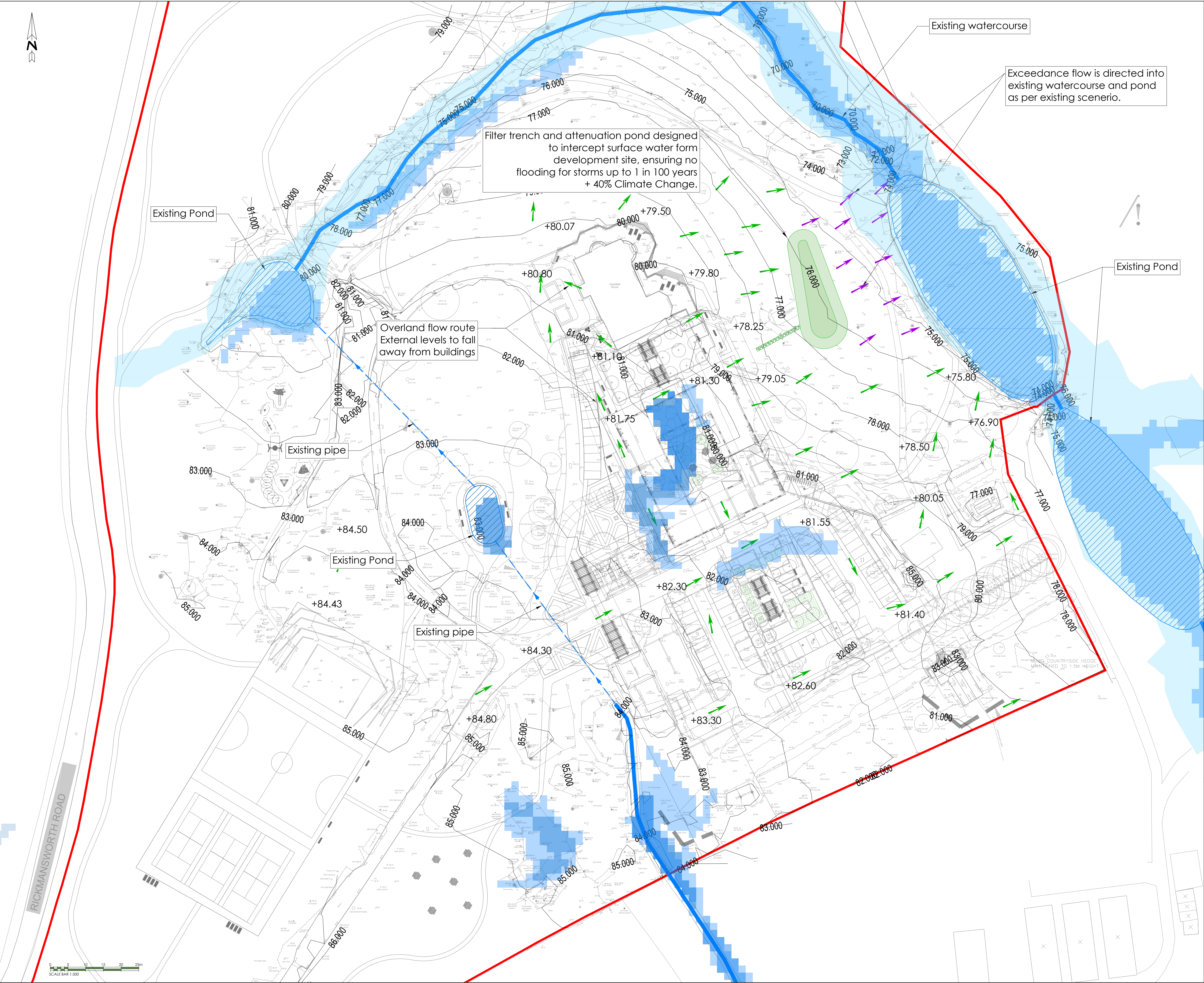
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- KEY
- SITE BOUNDARY
  - EXISTING WATERCOURSE
  - OVERLAND FLOW ROUTES
  - EXCEEDANCE FLOW ROUTES
  - PROPOSED INFILTRATION TRENCH / FILTER DRAIN
  - PROPOSED DETENTION BASIN
  - EXISTING POND
  - EXISTING PIPE

THIS IS AN INDICATIVE LEVELS STRATEGY  
AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.  
PROPOSALS ARE SUBJECT TO DETAILED DESIGN.  
THE ACTUAL POSITION AND DETAILS OF ANY EXISTING  
SERVICES ARE SUBJECT TO A DETAILED SURVEY.

OVERLAND FLOW ROUTES HAVE BEEN TAKEN INTO ACCOUNT FOR THE DESIGN OF  
EXTERNAL LEVELS. SLOPES FALL AWAY FROM BUILDING, CONVEYING WATER  
TOWARDS ROADS, WHERE RUNOFF IS INTERCEPTED VIA GULLIES, POROUS  
PAVING, FILTER DRAINS AND OTHER SUDS FEATURES.

THE SURFACE WATER FROM THE DEVELOPMENT SITE IS MANAGED AND  
INTERCEPTED WITHIN THE SITE, PROVIDING ATTENUATION AND WATER  
TREATMENT, ENSURING NO FLOODING OCCURS FOR STORMS UP TO 1 IN 100  
+40% CLIMATE CHANGE.

Rev	Description	Date	Drawn	Checked	Apvd.
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Project

HAREFIELD GROVE, HAREFIELD

Drawing Description

INDICATIVE OVERLAND FLOW ROUTE PLAN

Project Number

ST-3118

Drawing Number

502

Scale

1:500@A1

Date

06.02.23

Drawn

LGM

Checked

SJB

Approved

-

Client

Architect

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