

Please see below for responses to the consultee comments raised by the Flood Risk Consultant and the Canal and River Trust (our responses provided in red). The documents referred to below are enclosed within the attached Mimecast link due to file sizes. Please let me know if you have trouble accessing the documents.

“Flood Risk Consultant

...please can the applicant submit information which:

- *Demonstrates the greenfield, existing and proposed rates for the 1 in 1, 1 in 30 and 1 in 100 year events.*

Please Refer to the WSP Flood Risk Assessment (FRA), in particular Section 8.1.3, and further replicated in the RPS Drainage Design Philosophy Section 4.6 for the requested details. The information provided at these points fully addresses this query.

- *The attenuation volume of each SuDS feature should be outlined and demonstrated with calculations.*

Most SUDs features are not relied upon to provide attenuation. Refer to RPS Drainage Design Philosophy Section 4 and Drawing Ref. 2300 for further information.

- *Shows the exceedance routes and safe egress and access routes for the predicted flooding in the 1 in 100 +40% event.*

Please refer to the WSP Flood Risk Assessment for further information on these details. Also refer to the RPS Drainage Design Philosophy Appendix G and Drawing 2302.

- *Provide details on the temporary measures for reducing flood risk during construction.*

Please refer to Pages 65 and 66 of the updated Construction Phase Plan, which provides details of the relevant flooding considerations at the site. Further details are also provided on Page 74 of the document to support this.

- *Provide the tasks, frequencies and owner have not been outlined for the rain garden, rainwater harvesting system, green roof system and permeable paving systems.*

Details of the above being finalised and will be issued shortly to fully address these considerations.

- *Provide the details of the body legally responsible for the implementation of the maintenance plan.*

The soft landscape infrastructure will, for the initial 1 year after Practical Completion, be maintained by the Landscape Contractor responsible for the implementation of the works. The contract will include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved. Thereafter maintenance contracts will be organised by a facilities management company (set up by the developer) on an annual basis. The subsequent phases of landscape will be implemented at the first available planting season following completion of each plot development / building and maintenance

arrangements for the plot landscape areas will be the same as that for the landscape infrastructure.

- Consent for the proposed discharge point should be provided from Thames Water.

Please refer to the enclosed Consent documents issued by Thames Water.

Canal and River Trust

The submission indicates that the surface water strategy for the site would include the provision of an attenuation tank within the parking/manoeuvring area and a slot drain along the site boundary with the canal. The surface water would then discharge to the existing Thames Water manhole to the south-east of the site which then discharges to the Grand Union canal. Potential contamination of the waterway should be avoided, and details of pollution prevention measures provided. This should include the installation of oil interceptors with details on the future maintenance and management regimes and responsibilities for the surface water systems, including provision for regular monitoring during the operation of the site.

All yard drainage, including the slot drain along the southern boundary referred to by the Canal and River Trust, passes through a full retention interceptor before entering the attenuation tanks and ultimately discharging to the canal.

For further details including notes on maintenance, please refer to the RPS Drainage Design Philosophy and Drainage Layout Drawing 2300.

It is also important that to ensure that the works do not adversely affect the stability of the cutting slope as this could significantly increase the risk of damage to the adjacent canal, adversely impacting on its structural integrity, water quality, biodiversity, and safe navigation of the waterway. In accordance with the construction methodology for the site no heavy equipment should operate near to the top of the cutting slope during any excavation works.

Noted.

The applicant/developer is advised to contact Patrick McElroy, Works Engineer on 07867 537622 or email:Patrick.mcelroy@canalrivertrust.org.uk to discuss this further and in order to ensure that any necessary consents are obtained and the works comply with the Trust's "Code of Practice for Works affecting the Canal & River Trust."

Contact has been made with Patrick McElroy following the comments received from the Canal and River Trust.

Many thanks,