

This technical note has been prepared to respond to the Holding Objection letter from Richard Atkins of Essex County Council dated 29th December 2022 and the subsequent meeting between Richard Atkins and Rolton Group dated 10th January 2023.

HOLDING OBJECTION COMMENTS

1. *The assessment of pollution risk in the FRA asserts a "low" risk from the carriageway areas, but a property count of 170 will generate in excess of 300 vehicle movements per day, resulting in "medium" pollution risk.*

The pollution risk shown in section 8.3.2 of the Flood Risk Assessment and Drainage Strategy has been updated to show a Medium risk.

2. *The FRA makes no comment on the aquifer protection status of the site*

Section 6.4 of the Flood Risk Assessment and Drainage Strategy has been updated to include a description of the aquifer.

3. *The EA map for pluvial flooding shows areas of low, medium and high risk in the northern extent of the site. On drawing 220222-RGL-ZZ-XX-DR-D-120-0001, included in the FRA, this risk area is superimposed in a way which obliterates the site layout detail below, but it can be seen that it impacts a number of properties at its edge. The applicant should modify the drawing so that all the properties within the risk area can be seen.*

This drawing has been amended to show transparency to the flood risk extent to allow the details of the site layout to be seen. The drawing can be found in Appendix B of the updated Flood Risk Assessment and Drainage Strategy.

4. *The risk area colouring also obliterates parts of the SuDS scheme which therefore cannot be properly assessed.*

This drawing has been amended to show transparency to the flood risk extent to allow the details of the site layout to be seen. The drawing can be found in Appendix B of the updated Flood Risk Assessment and Drainage Strategy.

5. *The FRA should explain how the flows from off-site will be managed.*

Section 6.5 of the Flood Risk Assessment and Drainage Strategy has been updated to include a description of what will happen in the event of how flows from off site will be managed. This is also clarified further on the drawing in Appendix B.

6. *Please note that the Environment Agency updated the peak rainfall climate change allowances on the 10 May 2022. New planning applications should use the updated climate change figures (45% on rainfall intensities) Flood risk assessments: climate change allowances - GOV.UK (www.gov.uk)*

This was discussed and resolved during the meeting between Richard Atkins and Rolton Group. It was discussed that the site has been assessed in the 3.3% AEP event plus 35% Climate Change allowance and the 1% AEP event plus 40% Climate Change allowance. The climate change allowances applied were taken from the link provided for the Cam and Ely Ouse Management Catchment.

We trust the above addresses/clarifies the points made and will allow the LLFA to remove their holding objection from the scheme.

Prepared By:	Bryan Hoadley	Date:	16.01.23	Verified By:	Andrew Chisem	Date:	16.01.23
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