

From: Amir Aramfar [REDACTED]
Sent: 01 May 2025 11:21
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: S62A/2025/0077 Land West of High Street, Stebbing

Hi Leanne,

Please find attached responses addressing the LLFA's holding objection.

Lead Local Flood Authority position:

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we wish to issue a **holding objection** to the granting of planning permission based on the following:

- Sufficient storage should be provided for the South Basin.
- As the site lies within Flood Zone 3, the finished floor levels should be a minimum of 300mm above ground level.
- Please provide a more detailed drainage plan including the cover levels, invert levels and finished floor levels.

The items identified by the LLFA were raised during the original submission, and as such the responses provided by the applicant previously fully address their concerns. The attached information comprises the following: -

1. Storage in South basin – addressed in the response of Dec 23 (in two parts attached)
2. Floor levels – addressed in response from Jan 24 (attached). (Floor levels shown on the SuDS plans 332511125_203_001-P00 and 332511125_203_002-P03).
3. Detailed drainage plan – 332511125_203_001-P00 and 332511125_203_002-P03

The LLFA consultation response dated 1st February 2024 (attached for info) confirms that the holding objection was removed following the above information being provided.

Please let us know if you require any further information.

Kind Regards

Amir Aramfar



6 Rowben Close
Totteridge
London N20 8QR



Magenta Planning Ltd
Company No. 06772118