



Your ref: SUDS-007076
Our ref: 332511125/RMF/EE-UTT/23/2496/FUL

26th January 2024

Essex County Council
Development and Flood Risk
C426 County Hall
Chelmsford
Essex CM1 1QH

Attention of: Anna Murphy (Development and Flood Risk Officer)

Dear Anna,

**RE: LAND WEST OF HIGH STREET STEBBING ESSEX
PLANNING REF. UTT/23/2496/FUL
RESPONSE TO LLFA SURFACE WATER DRAINAGE STRATEGY COMMENTS**

We have received your second Lead Local Flood Authority (LLFA) consultation response, dated 4th January 2024, in relation to the surface water drainage strategy submitted as part of the above planning application. We are writing to provide response to your additional comments which are set out below (Essex County Council (ECC) comment in *italics*), which we hope will further clarify the proposed arrangements and allow ECC to remove their holding objection.

Updated Drainage Plan

"Please provide an updated drainage plan showing both parcels of land, the proposed water butts, and bund for the southern attenuation basin."

The surface water drainage strategy drawings 332511125/203/001 and 332511125/203/002 attached have been updated to show indicative rainwater butt locations and associated pipe connections to the wider on-site SuDS features, and the bund outline and crest level for the southern attenuation basin.

Finished Floor Levels

"Finished floor levels should be 300mm above external ground level."

The above drainage strategy drawings have been updated to show additional external ground levels around the proposed units and the finished floor levels.

For the majority of the proposed units, the required floor level freeboard of 300mm above external ground level can be provided. However, some of the units in Plot D the freeboard at the access point is limited to 100mm above the footpath levels to the north of the units. This is due to topographic constraints and the requirement for these units to have accessible step-free access to ensure that they are M4(3) wheelchair accessible. As such, they will instead include a small ramp leading up from the path towards the unit and external ground will be suitably contoured so overland flow routes would still be directed away from these units.

In addition, a channel drain can be incorporated at the bottom of the ramps and at the entrance points to these units to further mitigate the residual risk of surface water ingress in an extreme rainfall event.

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We hope that the above addresses your comments. If you would like to discuss further, please get in touch.

Yours sincerely,



RICHARD FISHER
Senior Associate
on behalf of Stantec UK Ltd.

Enclosures: Stantec drawings 332511125/203/001 P02 & 332511125/203/002 P02

cc.

