

Our Ref: LF/23061

23 June 2025

Ms L Palmer  
Planning Inspectorate  
S62a Application Team  
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Dear Ms Palmer

**Response to LLFA Comments**

**S62a Application**

**S62A/2025/0107 Former Friends School Field, Mount Pleasant Road, Saffron  
Walden, CB11 3EB**

Further to your email of the 9 June 2025 advising of the receipt of comments from the Lead Local Flood Authority, we are able to provide the enclosed updated drainage strategy and comment as follows:

- Please clarify the proposed infiltration rate.

*Figure 3 has been added to the report to note which rate has been applied at each proposed soakaway location.*

- Please show clearly the proposed infiltration locations.

*Figure 3 has been added to the report to note from which test location the infiltration has been taken for design purposes.*

*Appendix C of the report includes the Drainage Strategy Plan which notes the locations of each of the proposed cellular soakaways and extent of permeable paving.*

- Please clarify how the roofs will be treated.

*All roof runoff discharges to a cellular soakaway which incorporates a filter drain at the base. The SDS Geolight product is proposed which incorporates this approach. The water is filtered by the shingle surround to the perforated pipe before entering the soakaway structure.*

- Please show that sufficient storage will be provided for all surface water.

**Steven Barker**

Director  
MA (Cantab) MA MRTPI

**Liz Fitzgerald**

Director (Managing)  
BA (Hons) Dip TP MRTPI

**Registered**

England & Wales No. 5314018.  
Registered Office same as  
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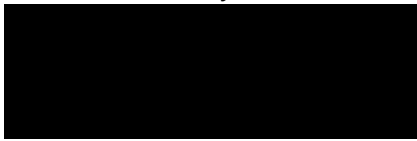
*The calculations included in Appendix D demonstrate that all soakaways perform with no flooding for all storm events up to and include the 1 in 100 year event including 40% climate change.*

- Please evidence that sufficient storage will be provided for all events up to and including the 1 in 100 year event including 40% climate change.

*The calculations included in Appendix D demonstrate that all soakaways perform with no flooding for all storm events up to and include the 1 in 100 year event including 40% climate change.*

We trust the above assists in the determination of the application, if anything further is required, please do not hesitate to contact me.

Yours sincerely



**Liz Fitzgerald**  
Managing Director

Encl 1 – Drainage Strategy V2