

Jessica Moore

From: David Uncle [REDACTED]
Sent: 25 October 2023 16:23
To: Jason Daniels; Luff, Sarah
Cc: FRMConsultations
Subject: RE: Peartree - 6/2023/0013/COND - YMCA [Filed 26 Oct 2023 09:08]

Hi Jason,

Sorry for delay, was having a look earlier today

On the basis of the raised FFLs and other flood resilient measures proposed I think we can be satisfied that the flood risk has been given appropriate attention.

Sarah, if you have any comments or concerns please could you confirm ASAP just so we can be confident that the conditions can now be resolved?

Best wishes,



David Uncle
Senior Flood Risk Officer | Flood Risk Management
Growth and Environment
Hertfordshire County Council
County Hall, Pegs Lane, Hertford, SG13 8DN Postal Point: CHN101
E: [REDACTED]
T: [REDACTED]
Working hours: 08:00 – 16:00 Monday - Friday



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Integrity

We act
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We champion
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Out of office: 30 October, 3-7 November

From: Jason Daniels [REDACTED]
Sent: 25 October 2023 15:33
To: David Uncle <[REDACTED]>; Luff, Sarah [REDACTED]
Cc: FRMConsultations [REDACTED]
Subject: RE: Peartree - 6/2023/0013/COND - YMCA

Hi David

Sorry to chase but this is the last issue outstanding before we can make a start. Were you happy with the justification of flood and floor levels adopted for the hostel element (below)? If your happy we will get this back to the planner.

Thanks in advance

Jason Daniels :: Technical Director



Fountain House, 26 St John's Street, Bedford, Bedfordshire, MK42 0AQ
www.swh.co.uk

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From: Jason Daniels [REDACTED]
Sent: Thursday, October 19, 2023 5:00 PM
To: David Uncle [REDACTED] Luff, Sarah [REDACTED]
Cc: Simon Birnbaum [REDACTED] Michael Hartley [REDACTED] FRMConsultations [REDACTED]
Subject: RE: Peartree - 6/2023/0013/COND - YMCA

Hi David

Thanks for coming back to me. With regard to the flood level of 83.750m AOD this relates to the site as a whole and occurs along the east side of the site where the residential development is proposed. As can be seen in the report extract below the FFL's for the residential element are to be set higher than the hostel to account for this. The first two bullet points relate the hostel, and on this basis the floor levels of 83.600m AOD will fully meet the requirements of the report and mitigate the flood risk.

I trust this provides sufficient justification for the approach adopted and allows removal of the current LLFA objection.

Any queries please call.

Many thanks

Jason

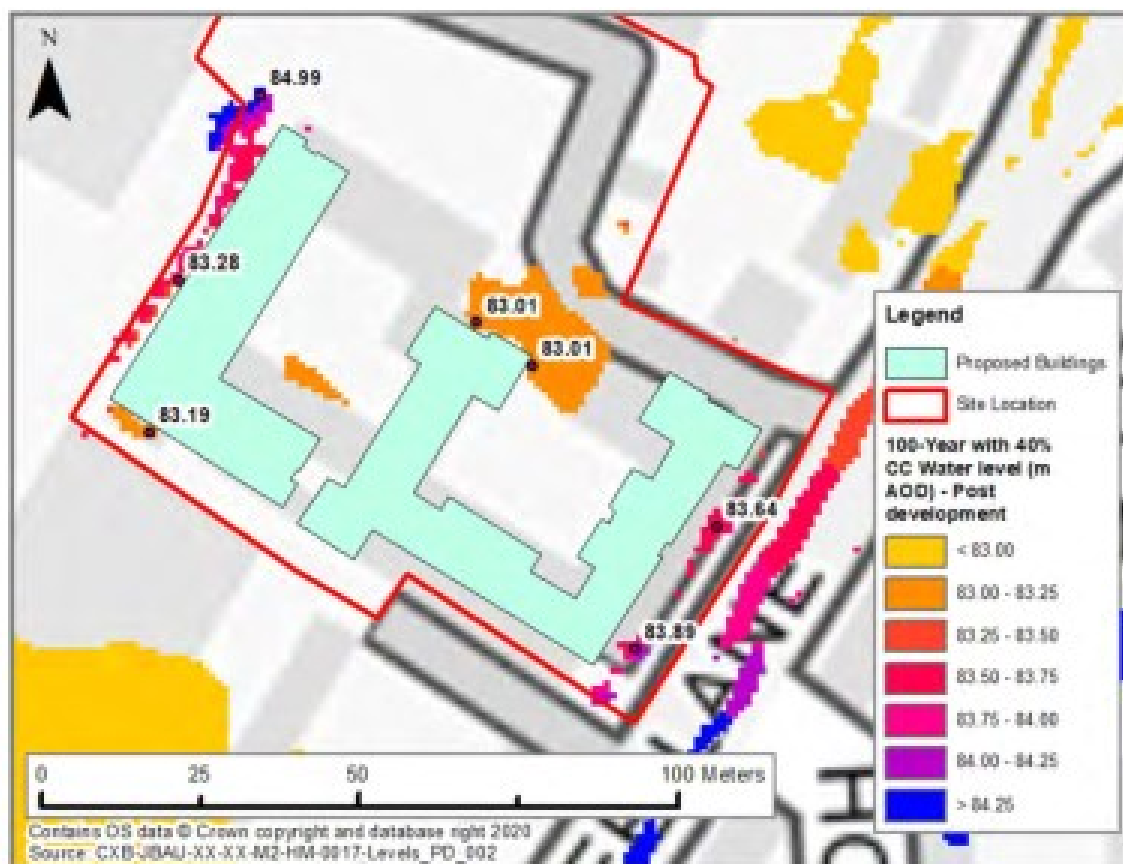


Figure 6-1: Model extent

Based on the above hydraulic modelling study results, it is proposed to set the finish floor levels (FFL) of the building and the flood resilience measures as follows.

- Proposed hostel building will have an FFL of 83.300m AOD with a flood door for access/egress on the western elevation.
- Flood resilient wall to be proposed minimum of 300mm high (up to 83.600m AOD) along the western and southern elevation of the hostel building.
- Water pooling along the western edge of the hostel building to be dealt with a filter drain around the building to collect and discharge back into the ground via filtration.
- Proposed residential blocks will have FFL of 83.600m AOD with flood door for access/egress on the eastern elevation.
- Flood resilient wall to be proposed minimum of 300mm high (up to 83.900m AOD) along the eastern elevation of the residential building.

Jason Daniels :: Technical Director



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From: David Uncle [REDACTED]
Sent: Thursday, October 19, 2023 4:48 PM
To: Jason Daniels [REDACTED] Luff, Sarah [REDACTED]
Cc: Simon Birnbaum [REDACTED] Michael Hartley [REDACTED] FRMConsultations [REDACTED]
Subject: RE: Peartree - 6/2023/0013/COND - YMCA

Hi Jason,

Thank you for your emails and apologies for delay.

In principle the updated calculations look good and pleased FEH22 is used, CV values are 1, MADD is 0 and climate change allowances provided for the 1:30 and 1:100 events.

I've revisited our letter from June and understand the maximum flood level is at 83.75mAOD so still a bit higher than the new FFL of 83.60mAOD. Is there any further assurance you can provide on that aspect, potentially around protection for thresholds etc? I think I recall you saying that raising the FFLs might be difficult, so this is still appreciated.

Best wishes,



David Uncle
Senior Flood Risk Officer | Flood Risk Management
Growth and Environment
Hertfordshire County Council
County Hall, Pegs Lane, Hertford, SG13 8DN Postal Point: CHN101

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Out of office: 20, 30 October, 3-7 November

From: Jason Daniels [REDACTED]
Sent: 19 October 2023 12:29
To: David Uncle [REDACTED] Luff, Sarah [REDACTED]
Cc: Simon Birnbaum [REDACTED] Michael Hartley [REDACTED]
Subject: RE: Peartree - 6/2023/0013/COND - YMCA

Good Afternoon David/ Sarah

Just a quick email to see if you had any comments on the attached? Our client is keen to get this back to the planners as work is due to start shortly on site.

Any queries please call.

Thanks in advance.

Jason Daniels :: Technical Director



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From: Jason Daniels

Sent: Wednesday, October 11, 2023 2:30 PM

To: David Uncle [REDACTED] Luff, Sarah [REDACTED]

Cc: Simon Birnbaum [REDACTED] Michael Hartley [REDACTED]

Subject: Peartree - 6/2023/0013/COND - YMCA

Dear David/ Sarah

Following our meeting on 16 August 2023 please find attached information relating to the two remaining outstanding issues for Peartree - 6/2023/0013/COND - YMCA.

We would welcome your agreement to the final information in principle prior to formally submitting back via planning.

Any queries please call.

Many thanks

Jason Daniels :: Technical Director



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