

Following your recent queries regarding the proposed surface water drainage and site safety, please find our detailed response below.

1. Drainage Strategy and Permeability

The application involves the removal of an existing building which currently discharges into the public sewer.

- **Conversion to Green Space:** Most of the land beneath the original building footprint will be converted into a garden. By replacing a roof and floor slab with soil and vegetation, we are introducing natural infiltration. Rainwater will drain naturally into the ground, adhering to SuDS (Sustainable Drainage Systems) principles. No new surface water drainage is proposed.
- **Net Reduction in Runoff:** While we are retaining a small portion of the original floor slab (64sqm) for parking, there are existing rainwater gullies within this area that used to take the rainwater from the roof that could be utilized. Even factoring the continuing discharge of water from the parking area into the drainage system, overall the project will still result in a substantial reduction in impermeable drained surfaces, significantly decreasing the volume of water entering the public sewer.
- **Driveway:** The existing concrete driveway remains unchanged, maintaining its current fall toward the front highway.

2. Flood Risk and Occupant Safety

The site's topography inherently mitigates flood risk through the following factors:

- **Elevation:** The property's ground floor is elevated above the surrounding paths and the highway. Specifically, the farside pavement is 900mm lower than the site level, creating a natural "step-down" that directs water away from the dwelling.
- **Hydraulic Routing:** Because the land continues to fall away beyond the road, in the event of an extreme weather event any surface water would naturally hold on the road until levels rise above the far side pavement, before drain away from the property.
- **Dual Access/Egress:** While flood maps suggest some water may collect on the driveway side (near the front door), this area is at a lower level than the interior floor. Additionally, the property features a secondary exit on the opposite side of the building. This exit is located entirely outside of the flood-mapped area, providing a guaranteed dry route for safe escape.

Conclusion

In summary, the proposal reduces the burden on local infrastructure by increasing permeable land and utilizes the natural site levels to ensure total occupant safety.

I have lived next door for more than six years, and in that time we have never had any issues with any level of flooding on the site at all.