

Rossi Long Email (September 2023)

NIAB Park Farm



To: Adam Davies

Reply Reply All Forward

Wed 27/09/2023 13:10

- M03349-01_FL01-1 Flood Zone Map.pdf 9 MB
- M03349-01_FL05-1 0.1% AEP + CC Flood Extent_Depth Map.pdf 8 MB
- 221154_C-002_P03 [Compensation Plan].pdf 438 KB
- 221154_C-002_P04 [Compensation Plan].pdf 411 KB

Hi Adam

Further to our conversation of yesterday, the following summarises the current position with regard to the drainage and flood compensation:

- McCloy have completed modelling the initial proposals, modelling the existing ditch network in its current state and also the network with the 500mm diameter restriction introduced at Villa Road with the flood compensation areas included;
- McCloy drawings showing the results of the above existing scenario (FL01) and proposed scenario (FL05) are attached. The proposed site does not flood under the proposals;
- The McCloy modelling is based on Rossi Long drawing 221154_C-002_P03, attached;
- The 'Proposed' scenario indicated on drawing FL05 does indicate that there is an additional area of flooding generated to the east of the ditch and to the south of Villa Road. The flooding is caused by the introduction of the restriction at Villa Rd and water spilling over the eastern bank of the ditch just south of Villa Road, which spreads to the east and causes flooding to the rear gardens of the properties along South Road. Any additional flooding caused by the proposals would be unacceptable to the LLFA, therefore this needs to be resolved such that no additional flooding is generated before we can present the proposals;
- McCloy have advised that to solve/prevent the flooding to the east the eastern bank of the ditch requires raising along this length, however this stretch of ditch is outside the ownership of NIAB therefore alterations are not possible;
- Further to discussions with McCloy a revised proposal has been drawn up, see attached drawing C-002_P04. This indicates the proposed 500mm diameter culvert moved to the south, to the location of an existing ditch crossing/culvert. The flood compensation areas have also been redrawn to suit, these new areas have been drawn to suit obvious field boundaries and farm access tracks. The principle is that the restriction and associated flood volumes are moved to the south, to within areas which are entirely within the control of NIAB.

I have emailed McCloy with the updated drawing C-002_P04 and a summary of what is to be modelled, and requested that they advise on what fees would be involved in a further round of modelling.

Can you confirm that the updated proposals are suitable, as soon as I get a response from McCloy I will advise further.

And best of luck in your new position!

Regards,
Paul

Paul Costford CEng MICE MCIHT
Technical Director
Rossi Long Consulting Ltd
16 Meridian Way, Norwich, NR7 0TA
T: 01603 706433



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