

## Oliver Hoban

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**From:** David Bechelli  
**Sent:** 06 July 2023 16:41  
**To:** Chloe Unsworth  
**Cc:** Development Control  
**Subject:** 4/23/2166/0F1 - HERONS REACH, THE GREEN

Hi Chloe,

With regards to the above application, I have the following comments to make:

- The site is within Flood Zone 3.
- The flood risk is from Black Beck.
- The proposed finished floor level of the granny flat will be the same as the bungalow, which is 710mm above the existing garage to which the granny flat will be built.
- The flood risk to the new granny flat will be no greater than that to the existing bungalow.
- The garage extension will have the same finished floor level as the existing garage.
- Foul drainage from the granny flat will be directed to the existing septic tank.
- A new drainage field is to be created for the foul effluent from the treatment plant.
- Percolation testing has been undertaken to inform the length of drainage field required.
- As the granny flat will be created a new foul flow, it may need to receive treatment from a package treatment plant and this should be checked with the Environment Agency to ensure compliance with the General Binding Rules.
- Very little detail is provided for the surface water disposal, but it appears to be directed to a soakaway aquavoid crate.
- There does not appear to be any supporting information to inform the size of the required soakaway for surface water drainage.

Regards

Dave

### David Bechelli

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