

Our Ref: LC/1315/SRB

Date: 21st November 2024

Mr Alan Gunne-Jones
Managing Director
Planning & Development Associates
Suite 155, 155 Minories
City of London
EC3N 1AD

Dear Alan,

**Re: Newsells Park Winery, Whiteley Hill, Barkway, Royston, Hertfordshire SG8 8DY
Planning Application: 23/01420/FP**

I respond to the letter from Hertfordshire LLFA dated 15 November 2024 regarding condition 6 of the planning permission. The issues of contention are denoted as points 2, 3, 4 & 6 on the letter. I deal with each point as follows:-

Point 2

'In relation to Point 2 of Condition 6, an infiltration rate of $1.4 \times 10^{-5} \text{m/s}$ has been used in the design infiltration features with a Factor of Safety of 2. We cannot find that the network for S14 and impermeable area has been included in the drainage modelling hence, on review the Factor of Safety should be increased (likely to be FoS 3, as it will be over 100m^2 area for FoS 2).'

Manhole S14 only serves a threshold channel drain that is designed only to prevent wind driven water from passing across the level door threshold. The paving falls away from the building and discharges directly to the soft landscaping/vineyard that is has shallow chalk with a thin topsoil and thus can absorb rainwater efficiently. As such the drain will contribute a very small load to the soakaway that can be ignored for all practical design purposes.

Points 3 and 4 follow from point 2 and so should be resolved considering the above information.

I have provided an updated drawing 1315/100B to elucidate the above.

Point 6

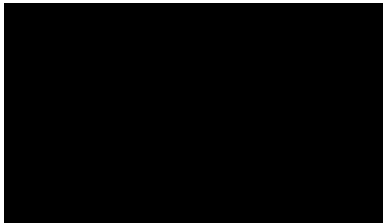
‘ In relation to Point 6 of Condition 6, evidence on how water would be managed in the failure of the pump system for 24 hours needs to be provided. Currently, there is only a small amount of information stating the horizontal pump station has 24-hour storage factored in. We would expect to see supporting evidence on to ensure that any failure of the pump (due to interruption of power supply) would show that flood water would remain on site’

The surface water system works entirely under gravity and there are no pump stations on that system. There is a foul water pump station that directs the waste water to the ecological treatment system.

On the surface water system there is a rainwater harvesting tank which has a pump set to direct the grey water back into the building, but this does not affect any flooding issues.

I trust this is sufficient information to allow the LLFA to discharge planning condition no. 6 but please do not hesitate to contact me if you have any further questions.

Yours sincerely,



Laura Cooper
Engineering Technician

Encl.

Drawing 1315/100B - Underground Drainage Layout – sht 1