

Rudi Simpson

From: Joshua Bird [REDACTED]
Sent: 03 April 2024 13:32
To: Tim Hartley
Cc: David Thonton-Baker; Ben Carter (AD-Sync)
Subject: FW: Hinckley Road, Barwell
Attachments: 20240313113649499.pdf; 20240313113627332.pdf

Importance: High

Afternoon Tim,

Please see attached and below email thread regarding the flooding issues at Hinckley Road.

I trust this is enough evidence that the proposed development will not be affected by the flooding nor contribute to the existing issue.

Any issues, please let me know.

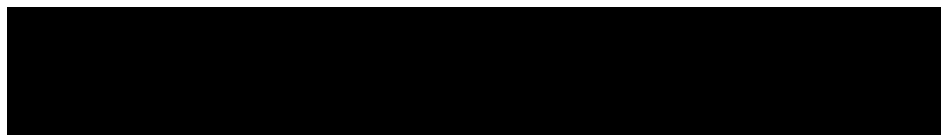
Kind Regards,

Josh Bird BSc (Hons)
Architectural Technician

Geoff Perry Associates Limited



The Shrubbery, 28 Erdington Road, Aldridge, West Midlands, WS9 8UH



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From: Martin Ware [REDACTED]
Sent: 03 April 2024 13:14
To: Joshua Bird [REDACTED]
Subject: FW: Hinckley Road, Barwell
Importance: High

Afternoon Josh

Please see email below in response to the photographs of flooding uploaded to the Planning Portal, and attached is information plotting where the photographs were taken providing further evidence to what has been said below.

I've printed off the photographs and numbered them 1 – 27 (in red) then plotted the location of the ones we can accurately position on one of the attachments with a simple narrative. Also attached are two flood risk plans which show an area to the northwest of the site which crosses Hinckley road to the land opposite.

The plotted photograph positions seem to concur and prove the 'flooding map' to be correct.

Regards

Martin Ware
Commercial Director

Fort Estates Limited
Cooles Storage – Office Suite 3
16 Maybrook Road
Minworth
Sutton Coldfield. B76 1AL

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From: Ted Wake [REDACTED]
Sent: Wednesday, April 3, 2024 11:25 AM
To: Martin Ware [REDACTED]
Cc: Louie Kirk [REDACTED]
Subject: RE: Hinckley Road, Barwell

Morning Martin,

Many thanks for forwarding the photographic evidence provided during the recent flood events near the site. Whilst I'm sure anecdotal evidence from the residents will know more clearly how and where the run-off originates from, the OS data we have suggests the agricultural land to south west of the site is elevated when compared to Hinckley Rd and that run-off from these fields could be entering the highway from the public footpath opposite 106 Hinckley Rd. It would appear that the highway drainage system is unable to cope with additional run-off, which is then discharging northwards between 92/94 Hinckley Rd towards an existing ditch at the rear of their property boundaries.

Surface Water flood maps produced on behalf of the Environment Agency concur with the location of the flooding witnessed recently and supports the hypothesis above. Please note that the previous statements are based upon a desk study are not intended to apportion blame or responsibility for flood damage.

The application site is within the surface water catchment of the Hinckley Rd drainage discharging eastwards, away from the area of concern and is not considered to be a contributing factor. Furthermore, the development drainage system is designed to manage its own surface run-off, providing flood storage within the development boundary that protects the new residents whilst not exacerbating existing concerns to the wider area. New plot levels are also elevated slightly above existing ground levels to ensure that any flooding that might occur does not put new residents at risk.

Regards,

Ted Wake

Director



From: Martin Ware 

Sent: 03 April 2024 09:00

To: Ted Wake  Louie Kirk 

Subject: Hinckley Road, Barwell

Importance: High

Morning Ted and Louie

I'm not sure if you were aware but a number of photographs of recent 'flooding' were uploaded against our latest planning applications, and we believe we need a comment from you please.

I've printed off the photographs and numbered them 1 – 27 (in red) then plotted the location of the ones we can accurately position on one of the attachments with a simple narrative. Also attached are two flood risk plans which show an area to the northwest of the site which crosses Hinckley road to the land opposite.

The plotted photograph positions seem to concur and prove the 'flooding map' to be correct.

Would you be able to state that you have reviewed this information and believe the recent 'flooding' positions relate to the historical mapping and have not been generated by the application site – which with it's SUDS drainage design will improve the run-off from this area.

The problem area appears to be a 'collection pond' to the north of the adjacent dwelling which overflowed resulting in the recent event – as a couple of the photo's indicate.

Regards

Martin Ware

Commercial Director

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16 Maybrook Road
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