

Richard Allen
London Borough of Merton
Policy & Information
Merton Civic Centre London Road
Morden
Surrey
SM4 5DX

Our ref: SL/2013/111891/03-L01
Your ref: 13/P2904
Date: 24 March 2014

Dear Richard

Erection of a mixed use development comprising 9 no. Residential units (class C3) and 6 no. Offices (class B1), access, parking, landscaping and associated works following demolition of a number of existing buildings.

12 Ravensbury Terrace, Merton, SW18 4RL.

Having reviewed the letter from Planning Potential ref: 1220/JO 27, dated February 2014 and the drawing ref 10018/PL3/510 (revision 3) we are now in the position to **remove our objection**. The applicant has demonstrated that the river wall will be replaced to a suitable standard for the life time of development and provided adequate setback for routine maintenance and inspection.

As stated in our previous response ref SL/2013/111891/02 we would like to highlight that the site is within the modelled 1 in 20 outline which is defined in the London Borough of Merton's SFRA as representing the functional floodplain. The council have indicated that they are minded to consider the site falls outside the functional floodplain.

As the decision making authority you should be satisfied the proposed additional new residential use in this high risk flood zone is in line with NPPF and your local plan policies. We recommend that comments in our previous letter (attached) are also considered in order to help inform your decision

We have therefore reviewed the technical aspects of the development and request the following conditions be placed on any planning permission.

Condition 1

The development shall not commence until a detailed design for a new river wall is submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. It shall incorporate the following:

- Crest level of 8.5m AOD
- Applicant will provide drawings, plans and sections showing clearly in detail how the proposed flood defences will form a continuous line with neighbouring sites.
- Plans, drawings, sections and calculations, demonstrating defences are designed to adequately manage anticipated loadings

Reason

To reduce the risk of flooding to the proposed development and future occupants over the lifetime of the development.



Condition 2

Finished floor levels are set no lower than 9.18 m above Ordnance Datum (AOD).

Reason

To ensure the proposed residential development is safe from flooding.

Advice to applicant

Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank / foreshore of the Wandle, designated a 'main river'.

Advice for developers

We have updated our advice for developers and it is now a joint agency document with advice from Environment Agency, Natural England and Forestry Commission, it's available to view on our website:

<http://www.environment-agency.gov.uk/research/planning/147852.aspx>

Decision notice request

The Environment Agency requires decision notice details for this application, in order to report on our effectiveness in influencing the planning process. Please email decision notice details to planning.se@environment-agency.gov.uk or post a copy to the address at the end of this letter.

If you have any questions please contact me.

Yours sincerely

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Planning Advisor

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cc Planning Potential