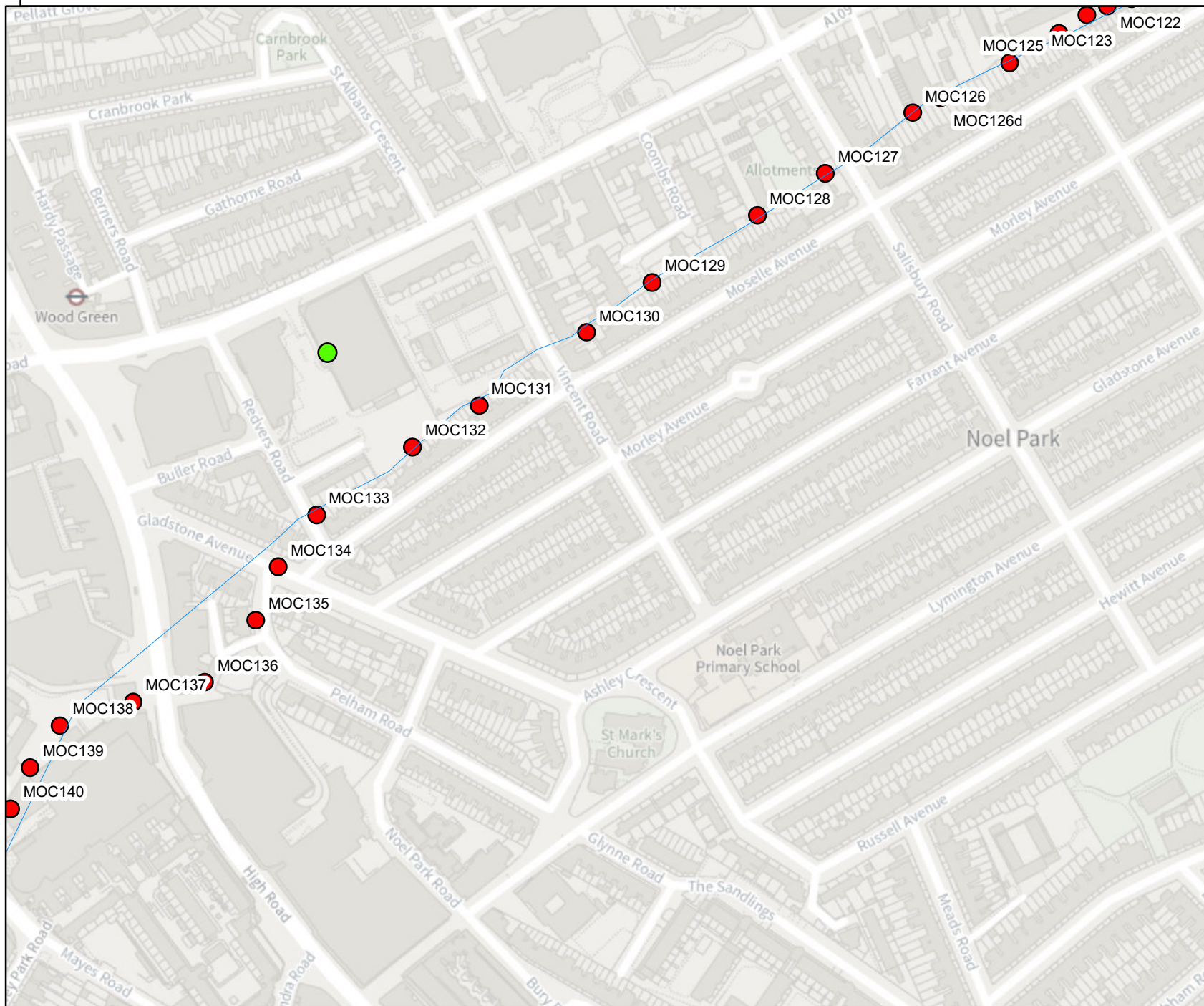


APPENDIX G – EA PRODUCT 4 DATA & CORRESPONDENCE

Detailed FRA centred on: 531192, 190399 - 15/02/2023 -HNL298763NR



Environment Agency
Alchemy,
Bessemer Road,
Welwyn Garden City,
Hertfordshire,
AL7 1HE



Legend

— Statutory Main Rivers

 Site location

1D Node Results

 Node Results

The data in this map has been extracted from the River Lee Modelling & Mapping Study (Halcrow, 2010). This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment.

Modelled outlines take into account catchment wide defences.

Flood risk data requests including an allowance for climate change will be based on the 1 in 100 flood plus 20% allowance for climate change, unless otherwise stated. You should refer to 'Flood risk assessments: climate change allowances' to check if this allowance is still appropriate for the type of development you are proposing and its location. You may need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Produced by:
Partnerships & Strategic Overview,
Hertfordshire & North London

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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Environment Agency 100024198, 2023

Environment Agency ref: HNL298763NR

The following information has been extracted from the River Lee Modelling & Mapping Study (Halcrow, 2010)

Flood risk data requests including an allowance for climate change will be based on the 1 in 100 flood plus 20% allowance for climate change, unless otherwise stated. You should refer to 'Flood risk assessments: climate change allowances' to check if this allowance is still appropriate for the type of development you are proposing and its location. You may need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Caution:

This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment. Modelled outlines take into account catchment wide defences.

Each sub-model has been given a 'Model Confidence Limit' score (1-4) to give an indication of the level of confidence in the hydraulic model.

The confidence for this area is shown in the last column.

- 1 - Good Quality channel and floodplain survey and good calibration
- 2 - Old channel or floodplain survey or limited calibration
- 3 - Poor quality channel or floodplain survey

All flood levels are given in metres Above Ordnance Datum (mAOD)

All flows are given in cubic metres per second (cumecs)

MODELLED FLOOD LEVEL

			Return Period										
Node Label	Easting	Northing	2 yr	5 yr	10 yr	20 yr	25 yr	50 yr	100 yr	100 yr + 20%	200 yr	1000 yr	Confidence
530986.94	530987	190104	20.17	20.32	20.43	20.50	20.55	21.16	24.24	28.03	26.14	48.33	3
530999.75	531000	190130	20.08	20.23	20.34	20.41	20.46	21.15	24.19	27.96	26.07	48.14	3
531018.98	531019	190158	19.94	20.10	20.21	20.29	20.34	21.09	24.08	27.80	25.94	47.73	3
531066.25	531066	190173	19.79	19.95	20.06	20.13	20.18	21.03	23.99	27.67	25.83	47.39	3
531112.72	531113	190186	19.62	19.77	19.88	19.96	20.00	20.96	23.89	27.53	25.71	47.00	3
531145.57	531146	190226	19.47	19.63	19.74	19.81	19.90	20.90	23.79	27.38	25.59	46.62	3
531159.99	531160	190260	19.45	19.62	19.74	19.81	19.90	20.88	23.76	27.34	25.55	46.53	3
531184.82	531185	190294	19.37	19.53	19.65	19.72	19.83	20.83	23.68	27.23	25.46	46.23	3
531246.88	531247	190338	19.29	19.45	19.56	19.63	19.77	20.78	23.62	27.14	25.38	45.99	3
531290.05	531290	190365	19.22	19.37	19.47	19.54	19.72	20.75	23.57	27.07	25.32	45.79	3
531359.64	531360	190412	19.17	19.31	19.41	19.48	19.69	20.73	23.54	27.02	25.28	45.68	3
531401.97	531402	190444	19.06	19.21	19.31	19.38	19.50	20.41	23.07	26.35	24.71	43.90	3
531470.03	531470	190487	18.72	18.84	18.93	18.98	19.05	19.83	22.22	25.13	23.67	40.66	3
531514.03	531514	190515	18.49	18.60	18.68	18.76	18.83	19.74	22.08	24.92	23.50	40.13	3
531570.47	531570	190554	17.99	18.12	18.21	18.40	18.62	19.51	21.73	24.43	23.08	38.82	3
531588.73	531589	190564	17.99	18.12	18.21	18.40	18.62	19.51	21.73	24.43	23.08	38.82	3
531633.55	531634	190586	17.54	17.71	17.83	18.18	18.38	19.14	21.17	23.62	22.39	36.68	3
531665.09	531665	190605	17.27	17.46	17.59	17.86	18.02	18.72	20.52	22.69	21.60	34.23	3
531683.35	531683	190617	17.15	17.35	17.48	17.66	17.80	18.46	20.13	22.13	21.13	32.75	3
531696.63	531697	190623	17.12	17.32	17.44	17.58	17.71	18.36	19.97	21.90	20.93	32.14	3

MODELLED FLOWS

				Return Period									
Node Label	Easting	Northing	2 yr	5 yr	010 yr	20 yr	25 yr	50 yr	100 yr	100 yr + 20%	200 yr	1000 yr	Confidence
MOC140	530987	190104	3.11	4.10	4.84	5.35	5.66	6.26	7.06	8.47	7.81	13.78	3
MOC139	531000	190130	3.11	4.10	4.84	5.35	5.66	6.25	7.06	8.47	7.81	13.78	3
MOC138	531019	190158	3.10	4.09	4.83	5.34	5.64	6.21	7.06	8.47	7.81	13.78	3
MOC137	531066	190173	3.09	4.08	4.82	5.33	5.64	6.17	7.06	8.47	7.81	13.78	3
MOC136	531113	190186	3.08	4.08	4.81	5.32	5.63	6.12	7.06	8.47	7.81	13.78	3
MOC135	531146	190226	3.07	4.07	4.80	5.31	5.60	6.06	7.06	8.47	7.81	13.78	3
MOC134	531160	190260	3.07	4.07	4.80	5.31	5.58	6.04	7.06	8.47	7.81	13.78	3
MOC133	531185	190294	3.06	4.06	4.79	5.30	5.52	5.99	7.06	8.47	7.81	13.78	3
MOC132	531247	190338	3.06	4.05	4.78	5.29	5.46	5.95	7.06	8.47	7.81	13.78	3
MOC131	531290	190365	3.05	4.05	4.78	5.29	5.41	5.92	7.06	8.47	7.81	13.78	3
MOC130	531360	190412	3.05	4.05	4.78	5.28	5.39	5.90	7.06	8.47	7.81	13.78	3
MOC129	531402	190444	3.04	4.04	4.77	5.27	5.35	5.85	7.06	8.47	7.81	13.78	3
MOC128	531470	190487	3.01	4.01	4.74	5.25	5.35	5.85	7.06	8.47	7.81	13.78	3
MOC127	531514	190515	3.00	4.00	4.73	5.23	5.36	5.82	7.06	8.47	7.81	13.78	3
MOC126	531570	190554	2.97	3.98	4.70	5.21	5.40	5.82	7.06	8.47	7.81	13.78	3
MOC126d	531589	190564	3.49	4.65	5.49	6.08	6.14	6.66	8.19	9.82	9.04	15.97	3
MOC125	531634	190586	3.45	4.62	5.45	5.86	6.17	6.66	8.19	9.82	9.04	15.97	3
MOC124	531665	190605	3.40	4.57	5.39	5.83	6.17	6.66	8.19	9.82	9.04	15.97	3
MOC123	531683	190617	3.36	4.53	5.36	5.83	6.17	6.66	8.19	9.82	9.04	15.97	3
MOC122	531697	190623	3.35	4.52	5.34	5.83	6.17	6.66	8.19	9.82	9.04	15.97	3

EA comments on meeting minutes

Time and date:	27/10/2023 1PM
Site address:	Former Mecca Bingo Site, 707-725 Lordship Ln, Wood Green, N22 5JY
Our reference:	NE/2023/136323/01
LPA reference:	
Meeting location:	Online
Purpose of meeting:	Discuss site constraints and buffer zone
Present:	<u>Internal</u> Anna Phillips Rob Fox Jasper Llewellyn Nicholas Semple Isabel Smith Demitry Lyons <u>External</u> Jon Davey Taylar Vernon Darren Marriott John Spencer

Comments on minutes:

Flood risk comments:

We would like to remind the applicant that no buildings will be permitted where they will preclude access for emergency works.

Biodiversity comments:

We would like to expand on the point about the Water Framework Directive and why an easement is required for this culvert.

We have a legislative duty to ensure the environmental objectives set out in the Water Framework Directive(WFD) are supported. The Moselle Brook is classified as a Heavily Modified Water Body (HMWB) under the WFD. The legislation states that objectives for HMWBs are to:

- prevent deterioration of the status of each body of surface water
- protect and enhance each artificial or heavily modified water body with the aim of achieving good ecological potential

Cont/d..



Furthermore, it states that development should not “permanently exclude or compromise the achievement of the environmental objectives set in relation to any other water body within the same river basin district”

Therefore if deculverting is not feasible through this development then sufficient easement is required so that the achievement of environmental objectives (ie deculverting) are not compromised in the future.

Comments on culvert survey:

We have looked at the survey (just the Moselle culvert sections of the attached report). The Moselle culvert appears to be in good condition from the survey results. As said in the meeting, the survey was stopped as the machine used to undertake the survey couldn't get over steps that were in the culvert (about halfway along the RLB and downstream of their RLB). The applicant would need to provide survey results for the full length of culvert along their RLB. The applicant should demonstrate that the condition of the culvert is consummate with the lifetime of the development (100 years for residential). This should be submitted to us in support of any planning and FRAP applications.

Comments on culvert falling outside of application boundary:

We believe that there was also an action for us to look into what happens when a section of a culvert straddles the boundary of a site and that of another landowner's. To answer this It will be for the applicant to demonstrate that no part of the culvert will be negatively impacted by the proposal at any time - during or post construction. Where sections of the culvert are under third party riparian ownership, the applicant should liaise with the site owners to gain access to undertake any required inspections and, where necessary, any repair works.

Jon Davey

From: HNL Sustainable Places <HNLsustainablePlaces@environment-agency.gov.uk>
Sent: 25 January 2024 12:02
To: Jon Davey
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499 [Filed 25 Jan 2024 12:14]

Categories: Filed by Mail Manager

Hi Jon,

Our flood risk team has now managed to review the survey. They have no major issues to raise. The surveys should be submitted in support of any future planning application.

Could you please clarify what you meant regarding maintenance access?

Kind regards,

Demistry Lyons

Planning Advisor, Hertfordshire and North London Sustainable Places
Environment Agency | 2 Marsham Street, 3rd floor, London, SW1P 4DF

Email: HNLsustainablePlaces@environment-agency.gov.uk

Telephone: 020 7714 0578

From: Jon Davey <jon@farrowwalsh.co.uk>
Sent: Wednesday, December 20, 2023 2:27 PM
To: HNL Sustainable Places <HNLsustainablePlaces@environment-agency.gov.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Hi Dimitry / Izzy

Can one of you confirm when a response will be received.

In terms of the culvert condition, please find attached the culverted watercourse sewer walk report and plan along with the footage which can be downloaded from the link below. Our opinion is that the culvert is in good condition along the length of the site boundary. The survey did not find a possible buried manhole which we would uncover and expose as part of our works, to reinstate the maintenance access point.

Sewer Walk Footage <https://we.tl/t-LXQx3iFvVL>

Best Wishes

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



Leicester 62 Highcross Street LE1 4NN – Birmingham 321 Bradford Street B5 6ET

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From: HNL Sustainable Places <HNL Sustainable Places@environment-agency.gov.uk>
Sent: Friday, December 8, 2023 11:53 AM
To: Jon Davey <jon@farrowwalsh.co.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499 [Filed 08 Dec 2023 12:02]

Hi Jon,

Thanks for sharing.

Izzy (who was at the meeting we had previously) will be looking after this whilst I'm away.

Kind regards,
Demitry

From: Jon Davey <jon@farrowwalsh.co.uk>
Sent: Thursday, December 7, 2023 4:14 PM
To: HNL Sustainable Places <HNL Sustainable Places@environment-agency.gov.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Dimitry

See attached the Product 4 info recieved.

Can you update me on who will be looking after this in your absence as we are due to complete reports for submisison next week.

Regards

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



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From: HNL Sustainable Places <HNL Sustainable Places@environment-agency.gov.uk>

Sent: Thursday, December 7, 2023 10:05 AM

To: Jon Davey <jon@farrowwalsh.co.uk>

Cc: Darren Marriott <darren@farrowwalsh.co.uk>

Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Hi Jon,

Just wanted to update you on this one. It doesn't look like we're going to be able to get you the node comments this week unfortunately. The officer looking into this is on unexpected leave and at this stage I'm not sure when she will be back. So that she has all the information she needs when she comes back could you please forward me the product you received with the node information? I'm on leave all of next week so I'll ask someone in my team to pass on any comments we may receive during that time onto you. Please accept our apologies for the delay.

Kind regards,

Demetry Lyons

Planning Advisor, Hertfordshire and North London Sustainable Places
Environment Agency | 2 Marsham Street, 3rd floor, London, SW1P 4DF

Email: HNL Sustainable Places@environment-agency.gov.uk

Telephone: 020 7714 0578

From: Jon Davey <jon@farrowwalsh.co.uk>
Sent: 27 November 2023 09:00
To: HNL Sustainable Places <HNL Sustainable Places@environment-agency.gov.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Morning Dimity

Thank you for these comments. We will arrange for the additional CCTV survey works to be completed within the RLB.

Can you confirm the timescale for receipt of the node comments please.

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



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From: HNL Sustainable Places <HNL Sustainable Places@environment-agency.gov.uk>
Sent: Friday, November 24, 2023 4:25 PM
To: Jon Davey <jon@farrowwalsh.co.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499 [Filed 24 Nov 2023 16:37]

Hi Jon,

Thanks for your email. Unfortunately I am still waiting on some clarity around the nodes however I can share the rest of our comments with you now and get back to you on the nodes question once I hear more. Please find these comments attached.

Kind regards,

Demitry Lyons

Planning Advisor, Hertfordshire and North London Sustainable Places
Environment Agency | 2 Marsham Street, 3rd floor, London, SW1P 4DF

Email: HNL SustainablePlaces@environment-agency.gov.uk

Telephone: 020 7714 0578

From: Jon Davey <jon@farrowwalsh.co.uk>
Sent: 23 November 2023 13:10
To: HNL Sustainable Places <HNL SustainablePlaces@environment-agency.gov.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Hi Dimity

Are we still on track for the comments to be delivered back to us tomorrow?

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



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From: HNL Sustainable Places <HNL SustainablePlaces@environment-agency.gov.uk>
Sent: Thursday, November 16, 2023 2:52 PM
To: Jon Davey <jon@farrowwalsh.co.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499 [Filed 16 Nov 2023 14:52]

Hi Jon,

Apologies for not getting back to you sooner. I am still waiting for comments from the rest of the team. I'll chase these up now and should hopefully be able to get you a response by the end of next week.

Kind regards,

Demetry Lyons

Planning Advisor, Hertfordshire and North London Sustainable Places
Environment Agency | 2 Marsham Street, 3rd floor, London, SW1P 4DF

Email: HNL SustainablePlaces@environment-agency.gov.uk

Telephone: 020 7714 0578

From: Jon Davey <jon@farrowwalsh.co.uk>
Sent: 15 November 2023 12:59
To: HNL Sustainable Places <HNL SustainablePlaces@environment-agency.gov.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Hi Dimitry

Can you provide an update following the email below.

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



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From: Jon Davey
Sent: Tuesday, October 31, 2023 1:26 PM
To: HNL Sustainable Places <HNL SustainablePlaces@environment-agency.gov.uk>

Cc: Darren Marriott <darren@farrowwalsh.co.uk>

Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499 [Filed 31 Oct 2023 13:26]

Hi Dimitry

As per our meeting on Friday, please find below a link to the CCTV survey we have had undertaken. The link contains survey information to all runs but you will be able to locate the culvert from the files.

<https://we.tl/t-LS3mxCOwnS>

This link expires 07.11.2023.

Following our meeting on Friday I made the following notes:

- Planning Submission is to demonstrate no impact to the culvert - i.e. Method statement / sections
- CCTV can be reviewed as part pre-planning agreement – WeTransfer – attached to this email
- FW to justify the use and type of the fencing within the easement to EA as part of the submission
- Any works within 8m of the culvert will require FRAP – FW to progress with the FRAP as part of the submission.
- Evidence will be required as to why the watercourse is not being daylighted
- potential for reduction in easement due to environmental aspect of the water directive - robust argument needed to be presented (advised by Rob Fox)

EA actions were as follows:

- Review of the CCTV survey of the culvert to confirm condition
- Review of the anomalies within the EA flood node levels

Let me know if I have missed anything or misinterpreted any of our discussions.

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



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From: HNL Sustainable Places <HNL Sustainable Places@environment-agency.gov.uk>

Sent: Thursday, October 26, 2023 2:41 PM

To: Jon Davey <jon@farrowwalsh.co.uk>

Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Hi Jon,

That's fine nothing else is required regarding the proforma.

Speak to you tomorrow.

Kind regards,

Demetry Lyons

Planning Advisor, Hertfordshire and North London Sustainable Places
Environment Agency | 2 Marsham Street, 3rd floor, London, SW1P 4DF

Email: HNL SustainablePlaces@environment-agency.gov.uk

Telephone: 020 7714 0578

From: Jon Davey <jon@farrowwalsh.co.uk>

Sent: 25 October 2023 16:11

To: HNL Sustainable Places <HNL SustainablePlaces@environment-agency.gov.uk>

Cc: Darren Marriott <darren@farrowwalsh.co.uk>

Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Hi Dimitry

Email with the proforma sent yesterday is attached. Email confirming the agreement received today is also attached. What further information do you need from us re the proforma?

I have attached the following supporting info:

- Proposed Site Plan
- Proposed plan with culvert overlaid (although CCTV had been updated to eastern side of site this week)
- CCTV survey plan identifying culvert location.
- Historical maps
- Thames Water sewer map

If you need anything further, please advise.

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



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From: HNL Sustainable Places <HNL.SustainablePlaces@environment-agency.gov.uk>
Sent: Wednesday, October 25, 2023 3:39 PM
To: Jon Davey <jon@farrowwalsh.co.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Hi Jon,

Any updates on the plans?

I have forwarded you the teams invite. We should be all set however we will need you to complete the proforma and accept our T&cs prior to attending.

Also there is a slight mistake in the proforma we sent you. There would be 4 people in total attending this meeting who we would need to charge for (myself and 3 consultees). In our proforma we stated 3 in total I believe. However we believe that this is still unlikely to exceed the 18 hours we quoted you for. Finally there will be a couple of extra people coming from our side for training purpose however we will not charge you for this.

Kind regards,

Demitry Lyons

Planning Advisor, Hertfordshire and North London Sustainable Places
Environment Agency | 2 Marsham Street, 3rd floor, London, SW1P 4DF

Email: HNL.SustainablePlaces@environment-agency.gov.uk

Telephone: 020 7714 0578

From: Jon Davey <jon@farrowwalsh.co.uk>
Sent: 24 October 2023 13:21
To: HNL Sustainable Places <HNL.SustainablePlaces@environment-agency.gov.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Hi Dimitry

I will forward the drawings and documentation for your review tomorrow morning when I am back in the office.

Essentially the points for discussion are as follows:

1. Easement requirements and potential reduction
2. Gardens within easement? (demountable fencing)
3. Flood model nodes levels and confidence rating
4. If new connection to culvert required, would this be acceptable?
5. EA Permits

Can you confirm the time of 1300 on Friday 27th is confirmed, and sent out the meeting invite please.

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



Leicester 62 Highcross Street LE1 4NN – Birmingham 321 Bradford Street B5 6ET

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From: HNL Sustainable Places <HNL Sustainable Places@environment-agency.gov.uk>
Sent: Tuesday, October 24, 2023 11:25 AM
To: Jon Davey <jon@farrowwalsh.co.uk>
Subject: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Dear Jon,

I am pleased to confirm that we can provide you with planning advice for this site as requested. We expect the cost of our advice to be £1800 (18 hours) plus VAT charged at 20%.

I have attached the agreement contract which includes our terms and conditions.

We welcome your feedback on our service. Please tell us what you think by completing our survey:
<https://www.smartsurvey.co.uk/s/PlanningAdviceServiceCustomerSurvey/> .

We look forward to working with you to provide advice on your proposal. If you have any queries, please contact me on 02077140578.

Kind regards,

Telimoye Bala-Johnnie (Msc., Bsc.)
Planning Advisor, Hertfordshire and North London Sustainable Places

Pronouns: he/him/his ([why is this here?](#))



Does Your Proposal Have Environmental Issues or Opportunities? Speak To Us Early!

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Jon Davey

From: HNL Sustainable Places <HNLsustainablePlaces@environment-agency.gov.uk>
Sent: 03 January 2024 14:24
To: Jon Davey
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499 [Filed 03 Jan 2024 15:35]

Categories: Filed by Mail Manager

Hi Jon,

We have now been able to provide further clarity regarding the nodes in this location. Please see below for their comments.

The levels increase as we would expect (albeit by more than we would expect) and the fact that other nodes in the surrounding area also follow a similar pattern, it would not be considered an anomaly. It is the best available evidence/data we have. As stated in the product 4 - "This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment. " It is your responsibility to assess and ascertain the flood risk for your site as part of a site specific FRA. You may choose to challenge modelling if you do not believe that it presents an accurate picture of flood risk, however you would then need to undertake your own modelling.

I am still waiting on the second part of the survey to be reviewed.

Let me know if you have any questions.

Kind regards,

Demetry Lyons

Planning Advisor, Hertfordshire and North London Sustainable Places
Environment Agency | 2 Marsham Street, 3rd floor, London, SW1P 4DF

Email: HNLsustainablePlaces@environment-agency.gov.uk

Telephone: 020 7714 0578

From: Jon Davey <jon@farrowwalsh.co.uk>
Sent: Tuesday, January 2, 2024 1:40 PM
To: HNL Sustainable Places <HNLsustainablePlaces@environment-agency.gov.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Dimitry

Can you advise when a response is expected.

Best Wishes

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



Leicester 62 Highcross Street LE1 4NN – Birmingham 321 Bradford Street B5 6ET

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From: Jon Davey
Sent: Wednesday, December 20, 2023 2:27 PM
To: HNL Sustainable Places <HNL.SustainablePlaces@environment-agency.gov.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499 [Filed 20 Dec 2023 14:27]

Hi Dimitry / Izzy

Can one of you confirm when a response will be received.

In terms of the culvert condition, please find attached the culverted watercourse sewer walk report and plan along with the footage which can be downloaded from the link below. Our opinion is that the culvert is in good condition along the length of the site boundary. The survey did not find a possible buried manhole which we would uncover and expose as part of our works, to reinstate the maintenance access point.

Sewer Walk Footage <https://we.tl/t-LXQx3iFvVL>

Best Wishes

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



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From: HNL Sustainable Places <HNLsustainablePlaces@environment-agency.gov.uk>
Sent: Friday, December 8, 2023 11:53 AM
To: Jon Davey <jon@farrowwalsh.co.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499 [Filed 08 Dec 2023 12:02]

Hi Jon,

Thanks for sharing.

Izzy (who was at the meeting we had previously) will be looking after this whilst I'm away.

Kind regards,
Demitry

From: Jon Davey <jon@farrowwalsh.co.uk>
Sent: Thursday, December 7, 2023 4:14 PM
To: HNL Sustainable Places <HNLsustainablePlaces@environment-agency.gov.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Dimitry

See attached the Product 4 info recieved.

Can you update me on who will be looking after this in your absence as we are due to complete reports for submisison next week.

Regards

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



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From: HNL Sustainable Places <HNL Sustainable Places@environment-agency.gov.uk>

Sent: Thursday, December 7, 2023 10:05 AM

To: Jon Davey <jon@farrowwalsh.co.uk>

Cc: Darren Marriott <darren@farrowwalsh.co.uk>

Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Hi Jon,

Just wanted to update you on this one. It doesn't look like we're going to be able to get you the node comments this week unfortunately. The officer looking into this is on unexpected leave and at this stage I'm not sure when she will be back. So that she has all the information she needs when she comes back could you please forward me the product you received with the node information? I'm on leave all of next week so I'll ask someone in my team to pass on any comments we may receive during that time onto you. Please accept our apologies for the delay.

Kind regards,

Demetry Lyons

Planning Advisor, Hertfordshire and North London Sustainable Places
Environment Agency | 2 Marsham Street, 3rd floor, London, SW1P 4DF

Email: HNL Sustainable Places@environment-agency.gov.uk

Telephone: 020 7714 0578

From: Jon Davey <jon@farrowwalsh.co.uk>
Sent: 27 November 2023 09:00
To: HNL Sustainable Places <HNL Sustainable Places@environment-agency.gov.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Morning Dimity

Thank you for these comments. We will arrange for the additional CCTV survey works to be completed within the RLB.

Can you confirm the timescale for receipt of the node comments please.

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



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From: HNL Sustainable Places <HNL Sustainable Places@environment-agency.gov.uk>
Sent: Friday, November 24, 2023 4:25 PM
To: Jon Davey <jon@farrowwalsh.co.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499 [Filed 24 Nov 2023 16:37]

Hi Jon,

Thanks for your email. Unfortunately I am still waiting on some clarity around the nodes however I can share the rest of our comments with you now and get back to you on the nodes question once I hear more. Please find these comments attached.

Kind regards,

Demitry Lyons

Planning Advisor, Hertfordshire and North London Sustainable Places
Environment Agency | 2 Marsham Street, 3rd floor, London, SW1P 4DF

Email: HNLsustainablePlaces@environment-agency.gov.uk

Telephone: 020 7714 0578

From: Jon Davey <jon@farrowwalsh.co.uk>
Sent: 23 November 2023 13:10
To: HNL Sustainable Places <HNLsustainablePlaces@environment-agency.gov.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Hi Dimity

Are we still on track for the comments to be delivered back to us tomorrow?

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



Leicester 62 Highcross Street LE1 4NN – Birmingham 321 Bradford Street B5 6ET

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From: HNL Sustainable Places <HNLsustainablePlaces@environment-agency.gov.uk>
Sent: Thursday, November 16, 2023 2:52 PM
To: Jon Davey <jon@farrowwalsh.co.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499 [Filed 16 Nov 2023 14:52]

Hi Jon,

Apologies for not getting back to you sooner. I am still waiting for comments from the rest of the team. I'll chase these up now and should hopefully be able to get you a response by the end of next week.

Kind regards,

Demetry Lyons

Planning Advisor, Hertfordshire and North London Sustainable Places
Environment Agency | 2 Marsham Street, 3rd floor, London, SW1P 4DF

Email: HNLsustainablePlaces@environment-agency.gov.uk

Telephone: 020 7714 0578

From: Jon Davey <jon@farrowwalsh.co.uk>
Sent: 15 November 2023 12:59
To: HNL Sustainable Places <HNLsustainablePlaces@environment-agency.gov.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Hi Dimitry

Can you provide an update following the email below.

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



Leicester 62 Highcross Street LE1 4NN – Birmingham 321 Bradford Street B5 6ET

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From: Jon Davey
Sent: Tuesday, October 31, 2023 1:26 PM
To: HNL Sustainable Places <HNLsustainablePlaces@environment-agency.gov.uk>

Cc: Darren Marriott <darren@farrowwalsh.co.uk>

Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499 [Filed 31 Oct 2023 13:26]

Hi Dimitry

As per our meeting on Friday, please find below a link to the CCTV survey we have had undertaken. The link contains survey information to all runs but you will be able to locate the culvert from the files.

<https://we.tl/t-LS3mxCOwnS>

This link expires 07.11.2023.

Following our meeting on Friday I made the following notes:

- Planning Submission is to demonstrate no impact to the culvert - i.e. Method statement / sections
- CCTV can be reviewed as part pre-planning agreement – WeTransfer – attached to this email
- FW to justify the use and type of the fencing within the easement to EA as part of the submission
- Any works within 8m of the culvert will require FRAP – FW to progress with the FRAP as part of the submission.
- Evidence will be required as to why the watercourse is not being daylighted
- potential for reduction in easement due to environmental aspect of the water directive - robust argument needed to be presented (advised by Rob Fox)

EA actions were as follows:

- Review of the CCTV survey of the culvert to confirm condition
- Review of the anomalies within the EA flood node levels

Let me know if I have missed anything or misinterpreted any of our discussions.

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



Leicester 62 Highcross Street LE1 4NN – Birmingham 321 Bradford Street B5 6ET

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From: HNL Sustainable Places <HNLsustainablePlaces@environment-agency.gov.uk>

Sent: Thursday, October 26, 2023 2:41 PM

To: Jon Davey <jon@farrowwalsh.co.uk>

Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Hi Jon,

That's fine nothing else is required regarding the proforma.

Speak to you tomorrow.

Kind regards,

Demetry Lyons

Planning Advisor, Hertfordshire and North London Sustainable Places
Environment Agency | 2 Marsham Street, 3rd floor, London, SW1P 4DF

Email: HNL SustainablePlaces@environment-agency.gov.uk

Telephone: 020 7714 0578

From: Jon Davey <jon@farrowwalsh.co.uk>

Sent: 25 October 2023 16:11

To: HNL Sustainable Places <HNL SustainablePlaces@environment-agency.gov.uk>

Cc: Darren Marriott <darren@farrowwalsh.co.uk>

Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Hi Dimitry

Email with the proforma sent yesterday is attached. Email confirming the agreement received today is also attached. What further informaiton do you need from us re the proforma?

I have attached the following supporting info:

- Proposed Site Plan
- Proposed plan with culvert overlaid (although CCTV had been udpated to eastern side of site this week)
- CCTV survey plan identifying culvert location.
- Historical maps
- Thames Water sewer map

If you need anything further, please advise.

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



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From: HNL Sustainable Places <HNL.SustainablePlaces@environment-agency.gov.uk>
Sent: Wednesday, October 25, 2023 3:39 PM
To: Jon Davey <jon@farrowwalsh.co.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Hi Jon,

Any updates on the plans?

I have forwarded you the teams invite. We should be all set however we will need you to complete the proforma and accept our T&cs prior to attending.

Also there is a slight mistake in the proforma we sent you. There would be 4 people in total attending this meeting who we would need to charge for (myself and 3 consultees). In our proforma we stated 3 in total I believe. However we believe that this is still unlikely to exceed the 18 hours we quoted you for. Finally there will be a couple of extra people coming from our side for training purpose however we will not charge you for this.

Kind regards,

Demitry Lyons

Planning Advisor, Hertfordshire and North London Sustainable Places
Environment Agency | 2 Marsham Street, 3rd floor, London, SW1P 4DF

Email: HNL.SustainablePlaces@environment-agency.gov.uk

Telephone: 020 7714 0578

From: Jon Davey <jon@farrowwalsh.co.uk>
Sent: 24 October 2023 13:21
To: HNL Sustainable Places <HNL.SustainablePlaces@environment-agency.gov.uk>
Cc: Darren Marriott <darren@farrowwalsh.co.uk>
Subject: RE: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Hi Dimitry

I will forward the drawings and documentation for your review tomorrow morning when I am back in the office.

Essentially the points for discussion are as follows:

1. Easement requirements and potential reduction
2. Gardens within easement? (demountable fencing)
3. Flood model nodes levels and confidence rating
4. If new connection to culvert required, would this be acceptable?
5. EA Permits

Can you confirm the time of 1300 on Friday 27th is confirmed, and sent out the meeting invite please.

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



Leicester 62 Highcross Street LE1 4NN – Birmingham 321 Bradford Street B5 6ET

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From: HNL Sustainable Places <HNL Sustainable Places@environment-agency.gov.uk>
Sent: Tuesday, October 24, 2023 11:25 AM
To: Jon Davey <jon@farrowwalsh.co.uk>
Subject: Cost Recovered Advice: Former Mecca Bingo : ENVPAC/1/HNL/00499

Dear Jon,

I am pleased to confirm that we can provide you with planning advice for this site as requested. We expect the cost of our advice to be £1800 (18 hours) plus VAT charged at 20%.

I have attached the agreement contract which includes our terms and conditions.

We welcome your feedback on our service. Please tell us what you think by completing our survey:
<https://www.smartsurvey.co.uk/s/PlanningAdviceServiceCustomerSurvey/> .

We look forward to working with you to provide advice on your proposal. If you have any queries, please contact me on 02077140578.

Kind regards,

Telimoye Bala-Johnnie (Msc., Bsc.)
Planning Advisor, Hertfordshire and North London Sustainable Places

Pronouns: he/him/his ([why is this here?](#))



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