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**Date:** 4<sup>th</sup> December 2013

Goldcrest Land  
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Dear Sirs,

***Addendum to Flood Risk Assessment, Waterside Business Centre, Railshead Road, Richmond, Reference HLEF25703/001R, 20<sup>th</sup> August 2013 (application reference 13/3388/FUL)***

This letter forms an addendum to the Flood Risk Assessment referenced above, in relation to the proposed redevelopment for mixed commercial and residential use. It aims to address the issues raised regarding the submitted Flood Risk Assessment in the Environment Agency's letter, dated 1<sup>st</sup> November 2013, reference SL/2013/111790/01-L01.

In relation to the errors noted in paragraph 6.11 and 6.12 of the Flood Risk Assessment, we would note that the current defence level downstream of the Crane tidal gate is 5.94m AOD (as shown on the topographic survey in Appendix B of the FRA) and therefore the River Crane defences are at the level currently required under TE2100. Current defence levels are significantly higher than the present day maximum in-channel tidal flood level (at node 2.9u) of 5.54m AOD. Under the TE2100, an allowance should be made for future raising of defences to a level of 6.70m AOD (the level for future raising of defences in accordance with TE2100 has been stated in response to a comment by Joe Martyn of the Environment Agency in an email dated 26<sup>th</sup> November 2013).

In relation to the Environment Agency's comment that the site would 'be inundated to a depth 0.31m', it is noted that the *maximum* breach flood level for the site is 5.41m AOD. However, the breach levels (provided by the Environment Agency) in the area of the proposed building footprint are lower than this. Breach levels in the western part of the site (through which access / egress routes pass) are also lower than 5.41m AOD. In view of this, the depth of water within the building during a breach event would be only 0.2m. Externally, breach depths close to the building and for the western half of the site





are generally less than 0.15m. The southeastern part of the site is potentially subject to the greatest depth of flooding during a breach, but this area is proposed for use as a car park (following a sequential approach), and occupants do not need to cross this area to exit the site.

I hope this provides clarification in relation to the Environment Agency's comments.

Yours sincerely,  
For RPS Health, Safety & Environment

Alison Cadge  
Principal Environmental Consultant

