

From: [KSLPlanning](#)
To: [Lau, Wing](#)
Cc: [Planningstatconsultees](#)
Subject: RE: Kipling Estate 15/AP/2721
Date: 09 February 2016 11:35:48

Hi Wing,

Thank you for your emails regarding the above site.

I've had a quick look over our response letter and the submitted documentation:

I'm unsure how we reached the conclusion that sleeping accommodation was situated at the ground floor level, so I can only assume this was a typo. – apologies for any confusion!

Nevertheless, I consider that our comments and recommendations still stand, as follows:

- some of the flooding information referred to within the submitted Flood Risk Assessment (FRA) by Katherine Colby (dated 15 June 2015) has been superseded by our updated tidal River Thames flood modelling;
 - the submitted FRA was based on the premise that the site was located outside the modelled breach flood extent;
 - however, we have stated that the updated maximum modelled 1 in 200 year flood level within the site boundary is 3.40 metres above Ordnance Datum (mAOD);
- we strongly recommend that 'more vulnerable' residential accommodation, particularly sleeping accommodation, is located at the first floor level and above; if this approach is absolutely not possible, we strongly recommend that such accommodation is located at a minimum of 300mm above the 1 in 200 year flood level;
 - our recommendation is supported by the spatial planning and development control recommendations within the London Borough of Southwark's Strategic Flood Risk Assessment (SFRA) and the Sustainable Design and Construction Supplementary Planning Document (SPD), as referenced within our response letter;
- we are pleased to note that sleeping accommodation will be located at the first floor level within the proposed development;
- however, we also note that residential accommodation – which is classified as 'more vulnerable' – will still be located at the ground floor level, which is not in line with our aforementioned recommendation;
 - accordingly, we would reiterate our aforementioned recommendation: that 'more vulnerable' residential accommodation is located at the first floor level and above or, if this approach is absolutely not possible, at a minimum of 300mm above the 1 in 200 year flood level.

I have to confess, I am a little confused as to what the proposed finished (ground) floor level (FFL) within the proposed development is actually going to be:

- the submitted FRA recommended that such FFLs be set at a minimum of 3.33mAOD, which was 300mm above the (now superseded) modelled 1 in 1000 year (upstream inundation) flood level;
- I note that the email correspondence with Jennifer Ross from Tibbalds appears to suggest that the FFLs will not even be set at this previously recommended level, arguing that "the +3.33 finished floor level recommended by the FRA ... would require our proposed levels to raise as much as 380mm" ...
 - this suggests, to me that the proposed FFLs are 380mm below 3.33mAOD, so at 2.95mAOD ... is this correct?

We note that the most recent set of comments from the applicant states that "our interpretation of this Environment Agency response letter is that they have no objections but they want the latest Environment Agency data included in an updated FRA document so that they can make sure that the proposed finished floor levels are located as a minimum 300mm above the 1 in 200 year flood

water level" ... broadly, this understanding is correct:

- we are not objecting to the planning application as submitted, **but**:
- we recommend that the updated tidal River Thames flood modelling is incorporated in to an updated FRA;
 - we have provided the updated maximum modelled 1 in 200 year flood level within the site boundary (3.4mAOD) within our response letter and this email (above), but our Customers & Engagement team can also be re-contacted, quoting the reference for the previous EA data package, to obtain a more full set of updated flooding information;
- we would be keen to ascertain whether the proposed FFLs are located at a minimum of 300mm above the updated 1 in 200 year flood level;
 - if our assumption regarding FFLs (above) is correct, it would appear that the ground floor level of the proposed development is **not** located 300mm above the updated 1 in 200 year flood level, instead suggesting that the ground floor level of the proposed development is likely to be inundated (with up to 450mm of floodwater?) in the case of a flood event.

I hope this rather lengthy email makes sense?! It would be great to get clarification regarding the proposed FFLs. It would also be great if an updated FRA were provided, if at all possible.

Please do not hesitate to get in touch if it would be useful to chat over the site and development proposals.

Kind regards,

Kayleigh

Kayleigh Wyatt
Planning Advisor

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From: Lau, Wing [mailto:Wing.Lau@southwark.gov.uk]
Sent: 08 February 2016 17:05
To: KSLPlanning
Subject: RE: Kipling Estate 15/AP/2721

Hi Kayleigh,

Further to my email below last Friday, I have received further correspondence from the applicant.

Please could you have a look. I can see their point and if you agree, we will remove my condition that I had originally planned to impose. I believe the applicant is also currently contacting the EA. Many thanks.

Their comments below:

From our reading I think the EA may have misunderstood the scheme. They seem to think that we've got sleeping accommodation on the ground floor. Which is not the

case. They note;

“We strongly recommend that ‘more vulnerable’ residential accommodation, particularly sleeping accommodation, is located at the first floor level and above or, if the former approach is absolutely not possible, at a minimum of 300mm above the 1 in 200 year flood level.”

We have taken the former approach i.e. all sleeping accommodation is located at first floor level (every time I read the EA’s sentence I’m unclear what it means. Does it mean more vulnerable residential accommodation i.e sleeping accommodation only or all residential accommodation because residential accommodation is defined as being more vulnerable?) The letter then goes on to say;

“We understand that ‘more vulnerable’ residential accommodation, including sleeping accommodation, will be located at the ground floor level and above within the proposed development.”

This is incorrect. There is no sleeping accommodation on the ground floor level. Based on these conclusions they ‘strongly recommend’ that FFL is located 300mm above 1 in 200 flood levels. I take strongly recommend, to mean that i.e. it is not a requirement.

We also note the EA are not objecting to the scheme and have adopted *‘we are adopting a pragmatic approach by not objecting to this planning application, as we believe that the production of an updated FRA would not materially alter our stance on the proposed development.’* Our interpretation of this Environment Agency response letter is that they have no objections but they want the latest Environment Agency data included in an updated FRA document so that they can make sure that the proposed finished floor levels are located as a minimum 300mm above the 1 in 200 year flood water level. Thus the letter largely reads like a re-iteration of the FRA report.

Regards

Wing Lau | Senior Planner

Major Applications

Chief Executive's Department | Planning | Development Management

London Borough of Southwark | 5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX

Tel: 020 7525 5729 | Email: Wing.lau@southwark.gov.uk

From: Lau, Wing

Sent: Friday, February 05, 2016 2:54 PM

To: 'KSLPlanning'

Subject: FW: Kipling Estate 15/AP/2721

Importance: High

Hi Kayleigh,

Thank you for your comments in relation to the above application (attached). I had intended to impose this condition and the applicant’s comment is in red below:

Condition “Notwithstanding the approved plans hereby permitted, ground floor accommodation finished floor levels shall be raised to 300mm above the updated modelled 1 in 200 year flood level.

Reason: To minimise flood risk in accordance with the NPPF, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.”

The wording of this condition does not reflect the contents/ conclusions of the FRA. It refers to the mitigation of a 1 in 200 year risk where the FRA declares that there is no 1 in 200 risk.

The +3.33 finished floor level recommended by the FRA is based on a 1 in 1000 year risk and would require our proposed levels to raise as much as 380mm which would therefore necessitate ramps, steps and balustrades and a taller building than has currently been designed for.

Her email below goes further and asks if this is ‘at all possible’. Please could you confirm whether the floor levels are an absolute so I can get back to them. Many thanks

Regards

Wing Lau | Senior Planner

Major Applications

Chief Executive's Department | Planning | Development Management

London Borough of Southwark | 5th Floor, Hub 2, PO Box 64529, London, SE1P 5LX

Tel: 020 7525 5729 | Email: Wing.lau@southwark.gov.uk

From: Jennifer Ross [<mailto:jennifer.ross@tibbonalds.co.uk>]

Sent: Friday, February 05, 2016 2:45 PM

To: Lau, Wing

Cc: Boateng, Linda

Subject: Re: Kipling drawings and conditions

Hi Wing

OK before I cause major stress in our team. I note EA’s recommendation in relation to finished floor levels being raised 300mm above the updated modelled 1 in 200 year flood level....is written as ‘if at all possible’.....so I read this as not an absolute but an ‘if possible’....if we go down this route we will have to jack the whole building up by 300mm. It will completely mess up the ground floor. We will have to introduce ramps/ steps to get to the front doors and it will result in very ugly things happening at the ground floor.....SOOO are you going to insist on this. If yes then we are going to have to redraw everything and raise the building by 300mm. It is a big deal!

Regards

Jennifer Ross

Director

for Tibbalds Planning and Urban Design Ltd

direct dial: 020 7089 2131

tel: 020 7089 2121

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website: www.tibbonalds.co.uk

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Appointed to the HCA Multidisciplinary Panel 2014-2018: www.tibbonaldsmultidisciplinary.co.uk

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RTPI Awards for Planning Excellence 2013, Winner - Thame Neighbourhood Plan
New London Awards 2013, Overall Winner - Tybalds Estate Regeneration
New London Awards 2014, Mixed-Use Winner - Faircharm Creative Quarter
Planning Resource Planning Awards 2014, Winner - Winsford Neighbourhood Plan
Supporter of Architects Journal Women in Architecture Partnership Programme 2014*

On 5 Feb 2016, at 13:40, Lau, Wing <Wing.Lau@southwark.gov.uk> wrote:

<SL 114734 (KW) Kipling estate garages Weston Street.pdf>

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