

Cleo Spence

From: Jem Teal
Sent: 26 June 2024 11:46
To: Gillian McDermott
Subject: W/23/02112/OUT - Orchard Farm
Attachments: 06842-TN-02-A Response to Emergency Planner Queries.pdf

Good Morning Gillian,

Having considered the formal response to my queries, received on the 12th. June 2024 and compiled by PJA, I would formerly withdraw the objection to the proposals.

That being said in the response attached it does highlight the potential, even if that risk is perceived as low, that Defford Road has the potential to flood (2.1.2):

Furthermore, when considering surface water sources and the River Avon influence, maximum peak water depths are identified to be less than 300mm within Defford Road in all events, including the most extreme event (1 in 1,000 year event), with only a small localised area to the east of the Site identified to cover Defford Road in its entirety.

To put this in context, in the event of a major flooding event and Defford Road is closed it is likely that Bow Brook would also close the B4104 Defford Road at the bottom of Bakers Hill (approximately 1.5km to the East of the proposal). This essentially means that Village of Birlingham is inaccessible to the wider road network (with the River Avon cutting off vehicular access on the B4080 at Drakes Bridge) as would the proposed development with potential ramification for residents and the emergency services.

Best regards,

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