

Technical Note 002		
Project Name and number:	Proposed Polo Pitch	D2334
Subject:	Response to Planning Consultation dated 10 th July 2025	
Client:	SDP	
Prepared by and Date:	LF	24/02/2026



Condition 3

The applicant should demonstrate that there is no flooding within the system for the 1:30yr + CC event with any flooding for the 1:100yr + CC event safely contained onsite.

The calculations attached demonstrate that the system caters for a 1 in 100yr+CC event without flooding on the site, this exceeds the requirement above

To demonstrate that the southeast to northwest flow path is not impeded, the flow path should be overlaid onto the proposed plans.

The Flood Risk and Drainage Team agree that the catchment for surface water is the same post development. However, as the surface water flow path is being directed through below ground drainage, it needs to be demonstrated that the rate at which surface water is entering the watercourse has not increased.

Flood modelling has now been undertaken by EPS and this has identified that the overland catchment is much larger than shown on the flood maps for planning. The interception system has been revised to include a ditch which conveys flows around the proposed pitch and the modelling demonstrates that there is no increase in flood risk off site.

Condition 4

The greenfield runoff calculations provided only cover the overland flow catchment. Greenfield runoff calculations should also be provided for the polo pitch drainage and hard paved area of the access. Discharge to a watercourse should be restricted to the Greenfield QBar rate for all areas being drained, including the hard paved area of the access.

GFRO calculations are attached for the polo pitch area, confirming $Q_{Bar} = 16.2l/s$ The combined flow rate from the access road and polo pitch matches this ($1.5l/s + 14.7l/s$)

As with condition 3, it still needs to be demonstrated that the interception drainage system would not lead to an increase in flood risk downstream of the site.

Please refer to the report prepared by EPS.