

**Email response from Persimmon re EL3.005f (N & L Holmes) re site U10 Land to NE of Windsor Way Carlisle**

Gowlett, Christopher [persimmonhomes]

12 January 2016 10:04

Tony,

Many thanks for highlighting this representation to me. We understand that surface water flooding is an important issue for local residents as well as us, and we would like to direct the Inspector's attention to the following comments.

As you will be aware, this site has now received a resolution to grant from the Planning Committee (held 27th November 2015). Once the Section 106 is signed, the decision notice will be issued. I would like to highlight the result from the planning process that has allowed us to reach this position. A thorough Flood Risk Assessment was undertaken to fully investigate the flood risk of the site and how this will impact on development. The Environment Agency were heavily consulted during the process, and are now satisfied with our drainage proposals. I would also like to add that the EA have now also granted consent allowing us to undertake works to Gosling Sike (the water body on the site). The works combined with our drainage design will ensure surface water is well managed.

Further, the detailed drainage designs need to go through the condition discharge process (draft condition no. 22) before construction works can begin. These designs will only be approved if within the guidelines set by the Environment Agency and the criteria of the Lead Local Flood Authority.

I hope the above can ease any concerns the Inspector and residents may have about flooding in relation to this site.

Please contact me if you have any queries about this.

Chris Gowlett

Persimmon Homes Lancashire