

Our Ref: 001L/JOH

26 April 2010

Mr M Beaumanoir
7 Green View
The Green
Theydon Bois
Essex
CM16 7SD

Dear Mr Beaumanoir

Proposed Basement, 7 Green View, Theydon Bois Land Drainage Application

We have reviewed the information regarding your proposed extension/basement and the associated Land Drainage Consent requirements and have the following comments which we trust will prove helpful.

Groundwater

We would not usually expect a domestic basement extension to interrupt the flow of groundwater in any significant way. Preventing or significantly altering the passage of groundwater through a strategic groundwater unit would normally require an equally strategic structure.

In this particular case we would consider that the two ten metres deep boreholes drilled at the site represent an appropriate site specific investigation and assessment. The investigation demonstrates that groundwater is not present within ten metres of the surface and the from the borehole logs it can be expected that the clay which extends to the base of each borehole will be of very low permeability. The proposed basement which has a maximum depth of 4 metres will therefore have no impact on the migration of groundwater in the area.

Surface water

As the subject of the consent is below ground we would not expect there to be any interruption of any surface water flows associated with the channel. The proposed basement structure would not tend to either prevent flows from, or encourage flows to, enter the channel. I understand that the matter of increased surface water discharge from the proposed development has also been satisfactorily addressed within your surface water management document.

The consenting process

As an additional note we would like to point out that in our experience, other permissions (planning permissions and Buildings Regulations approval) are not normally a pre requisite to the granting of Land Drainage Consent. From an Environment Agency perspective they go to lengths to stress that the Land Drainage Consent process is entirely separate from the planning process in particular.

Civil, Structural and Building Services Engineers

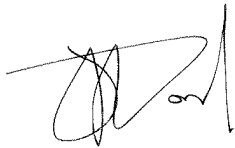
2

Our Ref:
26 April 2010
Mr M Beaumanoir

General Observations

Given the approval of Land Drainage Consent in regard to the proposed extension and surface water runoff rates we are not aware of the reasoning behind the withholding of consent for the proposed basement. Nevertheless, we trust the information given above may be of some assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'J Howard', written over a horizontal line.

James Howard

Hydrologist

T: 01223 815570

E: james.howard@mlm.uk.com

Please respond to our Cambridge office