

Design and Planning Consultancy
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21st August 2006

Head of Planning and Transportation
Rochford District Council
Council Offices
South Street
Rochford
Essex SS4 1BW

Your reference: **06/00687/OUT - Miss Yvonne Dunn**

Dear Sir/Madam

**Proposed Single-storey Detached Building for Class B1 and B8 Uses
1 Brook Close, Rochford, Essex**

Thank you for your letter of 17th August 2006.

Please find enclosed six copies of the DC's revised TP1 application form duly completed (1).

There is no evidence on site of any wild-life habitat or a route through the site taken by creatures of the wild. The proposal would not it is considered directly cause harm to any flora or fauna habitats or pose a threat to nature conservation interests (2).

Design and Access Statement

We understand that under the new (2004) legislation our application for outline planning permission needs to show that the proposal has been properly considered in light of relevant policies and the site's constraints and opportunities. As a minimum, the following information is included as our Design and Access Statement (3):-

Layout

The submission clearly shows the precise location of proposed buildings, routes to it and associated and open space areas.

Scale

A single-storey building is proposed and the width (8metres) and length (15metres) of the proposed building can be scaled from the 1:500 block plan.

Appearance

A brick built flat roofed building is proposed to match the existing buildings on site and maintain the low profile of development in the interests of both residential and visual amenity.

Access

The approximate (area for) access points is generally required to be shown. No changes are proposed to the existing access arrangements on-site. All access to and from the site will be onto Brook Close. The existing access onto Sutton Road will be retained for secondary emergency access/egress purposes.

There is no formally laid out and designated area for parking, servicing and turning space. Reference has been made to the maximum standards adopted by the DC for development control purposes. A total of six spaces is considered adequate to meet sustainability objectives of current planning policy. Vehicle parking and turning areas will be clearly delineated in future and those areas kept free from encumbrance.

In addition to vehicle parking, space for the storage of bicycles will be provided.

The new building will be designed to fully satisfy the requirements of Part M of the Building Regulations 2000, as amended, in respect of the provision of easy access and sanitary facilities.

Landscaping

There are no trees or planted areas on-site. It is proposed to plant the perimeter of the site with appropriate indigenous tree species and provide informal amenity space on-site for workers. A direct pedestrian link will be provided to the adjoining public footpath system.

Flood Risk

The site lies within an area identified as Flood Zone 3. This is a developed area considered by PPG25 to be suitable for commercial and industrial development provided the appropriate minimum standard of flood defence (including suitable warning and evacuation procedures) are maintained for the lifetime of the development.

The proposal is for a new building of less than 250sq.metres for which the Environment Agency normally requires the following minimum requirements of our flood risk assessment. Please, therefore, accept the following as our simple FRA to accompany this application for outline planning permission (4).

The applicant confirms that:

1. The floor level of the new building will be set at or above i.e. no lower than existing levels (ground floor (slab) level 200mm minimum above ground level on-site);

2. Flood proofing of the new building will be incorporated in the design/construction or
3. Slab level will be set 300mm above EA's estimated flood level.

In the compilation of this assessment reference has been had to Planning Policy Guidance Note 25 : Development and Flood Risk published by DTLR in July 2001. Appendix F of PPG 25 advises that assessments may vary from a relatively minor nature, evaluating a small development on a low risk site with minimal secondary effects, or may comprise a major basin wide study for significant infrastructure developments. The proposal for the erection of a 120sq.metre industrial/commercial building within an already built-up area would not, in our view, have major infra-structural implications.

Warning and Evacuation Procedures

In the event of serious flooding, appropriate early warning and evacuation procedures are/would be in place.

In addition to the standard of defence of the area the EA provides an early warning system based on three levels of flooding awareness (FRA5), as follows:-

- Stage 1. Flood Watch - Flood possible but not expected.
- Stage 2. Flood Warning - Flooding expected to lowest areas but not major flooding.
- Stage 3. Severe Flood Warning - For example in 1953 level warning were given to all agencies without delay.

This system is based upon storm tide warning from the Meteorology Office, which is issued 12hours before the tide in question and confirmation is given 6hours before.

At the appropriate time sirens are activated (FRA6). There is a facility on Foulness Island originally intended for Civil Defence purposes but retained for flood warning purposes. All emergency agencies would be notified and appropriate evacuation procedures put in place. In addition, an Activated Voice Management (AVM) is available, whereby individuals are notified by telephone at the appropriate stage.

Operators at this development would be offered this choice.

Design Mitigations

In accordance with the EA's recommendations, we have looked at various design mitigations with regard to the ability of the building to withstand the forces of flood water. We consider the following design mitigation measures adequate to deal with flood waters flowing to the site.

The most important measure that can be taken to reduce the impact of flooding is to raise the minimum floor level of the development above expected flood levels. The District Council may by condition specify a minimum ground floor (slab) level.

The Form of Construction

The single-storey flat roofed built form would enable occupants to move to an upper level at times of flooding.

A solid concrete floor is preferred to suspended floor construction as it would provide an effective seal against rising water, suffer less damage and be less expensive and speedier to restore.

Improved flood resistance of the fabric of the building would include detailed measures for walls, floors, building services and fittings in accordance with Section 5 of the EA's guide (*Preparing for Floods*). For example:

- water-resistant paint or coating applied to external walls 500mm above the maximum expected level of flooding (5.2 metre AODN) to help prevent flood water soaking into the external face of the wall;
- an internal water-resistant render and lime based plaster finish and ceramic tiles on sand/cement render to kitchen/toilet areas up to the expected flood level;
- stainless steel wall ties and fixings to prevent corrosion;
- internal walls to be solid masonry treated as inside face of external walls, studwork on floors above to be of water-proof timber sections with horizontal plaster-boarding;
- a modern solid concrete floor at ground floor level with effective damp proof membrane, screed finish and rigid board insulation with low water absorption;
- meter boxes and internal consumer units to be position above expected flood level and ring main cables located at high level with drop down cables to sockets;
- non-return valves/flap gates (anti-flooding devices) to be fitted within private drains at appropriate inspection chambers for maintenance access, and
- water supply meters and pipes to be of flood resistant closed cell material where located below the expected flood level.

All external soft landscaped areas and hard-surface areas to be constructed in permeable materials to permit self drainage.

Conclusion

We take the view, therefore, that no significant flood risk implications arise directly from this development, which is considered to be in line with national planning policy and its sustainability objectives relating to the efficient use of urban land.

As this is an application for outline planning permission with all matters relating to the detailed design of the building reserved for subsequent submission, we ask that such matters be dealt with by condition to include detailed safeguards required by the EA to be included in the detailed design. We would suggest the following:-

Condition 1. The ground floor slab level of the building shall be constructed at not

less than x.xx metres AODN, in order to minimise the level of water likely to enter the building in the event of a flood.

Condition 2. Prior to the commencement of the development a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Local Planning Authority. The scheme shall be implemented in accordance with the approved plans/specification at such time as may be specified e.g. before the building is first occupied.

The conditional grant of planning permission might well include, in addition, warning and evacuation procedures to satisfy the normal requirements of the Environment Agency.

References

Planning Policy Guidance Note 20 - Coastal Planning - DETR September 1992
Planning Policy Guidance Note 25 : Development and Flood Risk - DETR July 2001
Strategy for Flood and Coastal Defences in England and Wales - DEFRA and Welsh Office
High Level Targets for Flood and Coastal Defences Operating Authorities and Elaboration of the EA's Flood Defence Supervisory Duty - DEFRA November 1999

I trust that sufficient information is now provided to enable you to formally register the application for outline planning permission.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Michael Warner', with a stylized flourish at the end.

Michael Warner
Chartered Planner