

Hi Arwel

Following additional information received from the applicant, I am now in a position to remove our holding objection for this applications.

Please see attached consultation response letter, as well as the additional information and corresponding email trail.

Kind Regards,
Melisa

Melisa Brushett

Development & Flood Risk Officer | Place Operations - Planning & Environment

Essex County Council

Melisa.Brushett@essex.gov.uk | www.essex.gov.uk

Find out about our planning advice service  

 Please consider the environment before printing this e-mail

From: Jon Weston [mailto:JonWeston@PickEverard.co.uk]
Sent: 10 November 2017 11:45
To: Suds
Cc: Jenny Curtlin; Catherine Williams; Gillian Kavanagh
Subject: RE: FAO Melisa Brushett: 57 South Street Rochford

Melisa,

Thank you for the email below. You should have received the information we discussed by now. I have attached the additional information your requested.

The two sketch drawings are what were provided to Anglian Water as part of the Pre-Development application. The Pre-Planning Assessment Report indicates Anglian Water would prefer a connection to the available surface water drainage in the adjacent property but does not object to the connection to the existing foul/combined drainage. As per usual with recent AW responses to Pre-Dev Apps, they indicate foul and surface connection points completely disregarding your proposals and you then have to resubmit your design once they appoint an Engineer for the technical vetting process, who will then actually look at your proposal in detail and agree practical connection points and methods. As of yet we have not been appointed for the detailed design so have not made any further enquiries to Anglian Water.

As in my previous email, if you have any questions or require any further information, please let me know.

Kind Regards

Jon Weston
Senior Engineering Technician
Pick Everard
Main: 0345 045 0050

From: Suds [<mailto:Suds@essex.gov.uk>]
Sent: 10 November 2017 11:08
To: Jon Weston
Cc: Jenny Curtlin; Catherine Williams; Gillian Kavanagh
Subject: RE: FAO Melisa Brushett: 57 South Street Rochford

Hi Jon

Thank you for taking the phone call this morning, it was a very useful chat and again apologies in the delay getting back to you.

Just to follow up on our call, I have had a chat with Tim, in order for us to remove our holding objection we would like to see as already discussed, the evidence of infiltration testing, including infiltration rates demonstrating that infiltration is viable (I note as writing this email you have sent it over, I will get back to you once I have gone through them).

In addition to this, I forgot to mention on the phone, can you please supply the written confirmation from Anglian Water of the discharge via the overflow to the combined sewer. Could you please also demonstrate that there is no alternative outfall in such as a Surface Water Sewer, as this would be our preference in line with the SuDs hierarchy.

In response to the combined fluvial/pluvial event we would ask that finished floor levels are set at a level for where the scenario is that the capacity of the surface water network is taken up by fluvial flooding, we would want to see that any fluvial flood risk isn't going to impact any of the buildings, this is something that can be included as a condition of the application.

Kind Regards,
Melisa

Melisa Brushett
Development & Flood Risk Officer | Place Operations - Planning & Environment
Essex County Council
Melisa.Brushett@essex.gov.uk | www.essex.gov.uk

Find out about our planning advice service



 Please consider the environment before printing this e-mail

From: Jon Weston [<mailto:JonWeston@PickEverard.co.uk>]
Sent: 10 November 2017 09:45
To: Suds
Cc: Jenny Curtlin; Catherine Williams; Gillian Kavanagh; Tim Simpson2, SUDS Approval Body Manager
Subject: RE: FAO Melisa Brushett: 57 South Street Rochford

Melisa,

I am emailing in relation to your outstanding concerns, regarding the surface water drainage design for the proposed development of 53 – 57 South Street, Rochford.

I tried to contact you yesterday and left an answerphone message. I also tried again this morning and got the answerphone again. I would very much appreciate it you could give me a call back to discuss your outstanding concerns over the drainage design and flood management within the proposed site.

I look forward to a call so we can get this dealt with and the approval granted.

Kind Regards

Jon Weston
Senior Engineering Technician
Pick Everard
Main: 0345 045 0050

From: Gillian Kavanagh [<mailto:GKavanagh@savills.com>]
Sent: 09 November 2017 16:37
To: Jon Weston
Cc: Jenny Curtlin; Catherine Williams
Subject: RE: FAO Melisa Brushett: 57 South Street Rochford

Thanks Jon

Tim Simpson may be able to assist.

His number is 03330 136812.

Kind regards

Gillian

From: Jon Weston [<mailto:JonWeston@PickEverard.co.uk>]
Sent: 09 November 2017 12:23
To: Gillian Kavanagh <GKavanagh@savills.com>
Cc: Jenny Curtlin <JennyCurtlin@pickeverard.co.uk>
Subject: RE: FAO Melisa Brushett: 57 South Street Rochford

Gillian,

I will try to get hold of Melisa before the end of Friday. As soon as I have spoken to her I will respond accordingly to the Flood Management Team and copy you in.

Kind Regards

Jon Weston
Senior Engineering Technician
Pick Everard
Main: 0345 045 0050

From: Gillian Kavanagh [<mailto:GKavanagh@savills.com>]
Sent: 09 November 2017 12:12
To: Jon Weston
Cc: Catherine Williams
Subject: FW: FAO Melisa Brushett: 57 South Street Rochford

Jon

Can I ask that you speak directly to the relevant officer in the Essex SuDS team to establish what it is they require to address their concerns? This application is going to committee in December and this is the only outstanding point that needs to be resolved for the officer's report.

Kind regards

Gillian

From: Gillian Kavanagh
Sent: 08 November 2017 09:48
To: Suds <Suds@essex.gov.uk>
Subject: FAO Melisa Brushett: 57 South Street Rochford

Melisa

Further to my voicemail, please see below the last communication that your colleagues had at pre-application stage with our drainage engineers in relation to the SUDS at 57 South Street.

Our engineers are unsure how to respond to your holding objection (3rd August). Given the information that they submitted at pre-application stage is no different to that submitted in support of the formal application, can you advise what they now need to submit to remove the holding objection?

I am happy to discuss.

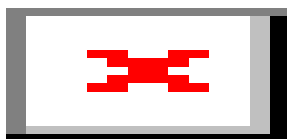
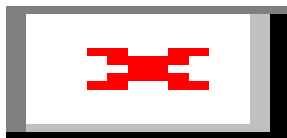
Kind regards

Gillian

Gillian Kavanagh MRTPI
Senior Planner
Planning

Savills, 33 Margaret Street , London W1G 0JD
Tel :+44 (0) 207 075 2803
Email :GKavanagh@savills.com





From: Suds [<mailto:Suds@essex.gov.uk>]
Sent: 16 May 2017 12:34
To: Charlie Hoyland <CharlieHoyland@PickEverard.co.uk>
Cc: Jon Weston <JonWeston@PickEverard.co.uk>; Jenny Curtlin <LennyCurtlin@pickeverard.co.uk>; stephen@gilbertproperties.co.uk; Adam Thompson, Development Operations Manager <Adam.Thompson@essex.gov.uk>; Peter Cook, Senior Development Surveyor <Peter.Cook2@essex.gov.uk>; Gillian Kavanagh <GKavanagh@savills.com>; Catherine Williams <CSWilliams@savills.com>; Camilla Carter <camilla.carter@savills.com>; Edward.Paxton@randallsimmonds.co.uk
Subject: 170097 13-10 - RE Pre-Application Advise - 57 Southstreet Rochford

Hi Charlie,

Thanks for the additional information and clarity, I have no further comments to make for this proposal.

The drainage strategy and all supporting documents will need to be submitted at the planning application stage to allow detailed assessment and hopefully be formally conditioned as appropriate.

Many Thanks

Beth

Bethany Jones BSc

Planner
Economy, Localities and Public Health Function

Essex County Council
Telephone: 03330 134330
Email: bethany.jones@essex.gov.uk „ www.essex.gov.uk

Please Note: The contents of this email are based on an officer's opinion, therefore in no way prejudices the formal views of the Council if any of the details are later found to be incorrect and are in no way binding on future decisions the Council may make. Please take a moment to fill out our [Customer Satisfaction Survey](#) and let us know how you rate the service you have received

From: Charlie Hoyland [<mailto:CharlieHoyland@PickEverard.co.uk>]
Sent: 12 May 2017 16:43
To: Suds
Cc: Jon Weston; Jenny Curtlin; stephen@gilbertproperties.co.uk; Adam Thompson, Development Operations Manager; Peter Cook, Senior Development Surveyor; GKavanagh@savills.com; CSWilliams@savills.com; camilla.carter@savills.com; Edward.Paxton@randallsimmonds.co.uk
Subject: RE: Pre-Application Advise - 57 Southstreet, Rochford

Hi Beth,

Please see our responses in red below.

For your information, I have attached the Flood Risk Assessment (carried out by AGB Environmental) and the Ground Investigation Report (carried out by Ground Engineering). I have also attached our future maintenance requirements document.

I trust the information provided is sufficient, but if you have any further queries then please feel free to get in touch via phone or email.

Kind regards,
Charlie

Charlie Hoyland
Graduate Civil Engineer
Pick Everard
Main: 0345 045 0050

From: Suds [<mailto:Suds@essex.gov.uk>]
Sent: 10 May 2017 15:20
To: Charlie Hoyland
Cc: Jon Weston; Jenny Curtlin; stephen@gilbertproperties.co.uk; Adam Thompson, Development Operations Manager; Peter Cook, Senior Development Surveyor; GKavanagh@savills.com; CSWilliams@savills.com; camilla.carter@savills.com
Subject: RE: Pre-Application Advise - 57 Southstreet, Rochford

Hi Charlie,

Thank you for the latest drainage strategy, I am content that the changes have addressed my previous concerns but I would suggest the addition of a section regarding water quality which outlines what you have said in response to my original email below. However, from now having a clearer understanding of the proposed scheme and being able to review the drainage strategy report, I have the following additional comments:

As infiltration is being proposed, soakaway testing should be provided, this could be included as an appendix. The infiltration rate should be specified within the drainage strategy report. Infiltration rates are included within the Microdrainage calculations section of the drainage strategy. Soakaway testing results can also be found within the ground investigation report attached).

As mentioned in the attached pre-application written advice (see attachment) there is the requirement for the following:

- A Flood Risk Assessment – to consider all forms of flood risk interacting with the development and drainage scheme. Flood Risk Assessment (carried out by AGB Environmental) is attached.
- A Maintenance plan – to detail the maintenance activities and frequencies as well as who will be maintaining the system. Future maintenance requirements document attached. This document will be updated as the project progresses.

I hope this is of assistance. If you require anything further please do not hesitate to contact me.

Many Thanks

Beth

Bethany Jones BSc
Planner
Economy, Localities and Public Health Function

Essex County Council
Telephone: 03330 134330
Email: bethany.jones@essex.gov.uk „ www.essex.gov.uk

Please Note: The contents of this email are based on an officer's opinion, therefore in no way prejudices the formal views of the Council if any of the details are later found to be incorrect and are in no way binding on future decisions the Council may make.
Please take a moment to fill out our [Customer Satisfaction Survey](#) and let us know how you rate the service you have received

From: Charlie Hoyland [<mailto:CharlieHoyland@PickEverard.co.uk>]

Sent: 08 May 2017 16:37

To: Suds

Cc: Jon Weston; Jenny Curtlin; stephen@gilbertproperties.co.uk; Adam Thompson, Development Operations Manager; Peter Cook, Senior Development Surveyor; GKavanagh@savills.com;

CSWilliams@savills.com; camilla.carter@savills.com

Subject: RE: Pre-Application Advise - 57 Southstreet, Rochford

Hi Beth,

Thank you for your email dated 28th April 2017 with regards to pre-application advice for the 53 – 57 South Street project.

Please find our responses to your main comments below in red.

We have also updated our drainage strategy to incorporate your comments – please see attached. The main amendments were:

- Climate change allowance updated to 40% (originally 35%). Flooded volume in the 1 in 100 year storm event (+40% allowance for climate change) was found to be 8.7m³ (originally 5.7 m³). This temporary flooded volume will still be stored within the permeable pavement construction. There will be no above ground surcharge from the surface water drainage system during this storm event.
- Orifice plate to now be 46mm dia. (originally 55mm dia.). This will limit the overflow run off during extreme storm events to 4l/s. This provides more than a 50% betterment on existing run-off conditions (calculated to currently be 8.8l/s).

Your comments are welcomed. If you have any further queries then please feel free to get in touch via phone or email.

Kind regards,
Charlie

Charlie Hoyland
Graduate Civil Engineer
Pick Everard
Main: 0345 045 0050

From: Suds [<mailto:Suds@essex.gov.uk>]

Sent: 28 April 2017 12:08

To: Jon Weston

Subject: Pre-Application Advise - 57 Southstreet, Rochford

Hi Jon,

Thank you for your pre-application for the above site and apologies for the delay in our response. We have been experiencing some short term delays due to a backlog of applications.

Please find attached your pre-application advice.

The main concerns we have with the current scheme are:

- Run-off rate – for brownfield sites this should be limited to the greenfield 1 in 1 year rate or at least 50% betterment of the brownfield rate. No run-off proposed from site. Infiltration via soakaway is proposed – overflow connection provided only for extreme rainfall events. Orifice overflow control provided to limit run off during these extreme rainfall events to 4 l/s. This provides more than a 50% betterment on existing run-off conditions (calculated to be 8.8 l/s). In extreme river flooding events, drainage system will become redundant as whole site will be under 1m of water.
- Climate change allowance – this should be 40% to be in line with the updated Environment Agency allowances. We had used 35% as per advice in FRA and advice sought from Environment Agency (35% was EA's advised upper limit). We have now used 40% to suit LLFA's requirements – please see attached drainage strategy for updated microdrainage calculations.
- Water quality – there is currently little information to demonstrate how treatment for all areas of the site is in line with Chapter 26 of the CIRIA SuDs Manual C753. Site is considered to be a very low pollutant risk as it is a small car park (8 spaces). Traffic flow expected to be very minimal. Water treatment provided via permeable paving and catchpit manhole upstream of proposed soakaway. The size of the site means that the use of soft SuDS is not appropriate. Where possible, run-off from footpaths and hardstanding access routes have been directed to areas of soft landscaping.

I trust this is of assistance, however if you require anything further please do contact us again via suds@essex.gov.uk

Many Thanks

Beth

Bethany Jones BSc
Planner
Economy, Localities and Public Health Function

Essex County Council
Telephone: 03330 134330
Email: bethany.jones@essex.gov.uk „ www.essex.gov.uk

Please Note: The contents of this email are based on an officer's opinion, therefore in no way prejudices the formal views of the Council if any of the details are later found to be incorrect and are in no way binding on future decisions the Council may make. Please take a moment to fill out our [Customer Satisfaction Survey](#) and let us know how you rate the service you have received

This email (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person unless express permission is given. If you are not a named recipient, please contact the sender and delete the email from your system. It is the recipient's responsibility to ensure that appropriate measures are in place to check for software viruses.

This email (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person unless express permission is given. If you are not a named recipient, please contact the sender and delete the email from your system. It is the recipient's responsibility to ensure that appropriate measures are in place to check for software viruses.

This email (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person unless express permission is given. If you are not a named recipient, please contact the sender and delete the email from your system. It is the recipient's responsibility to ensure that appropriate measures are in place to check for software viruses.

NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)

Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation – Professional Standards, effective from 6th January 2014. Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

BEWARE OF CYBER-CRIME: Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Savills who will advise you accordingly.

This email (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person unless express permission is given. If you are not a named recipient, please contact the sender and delete the email from your system. It is the recipient's responsibility to ensure that appropriate measures are in place to check for software viruses.

This email (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person unless express permission is given. If you are not a named recipient, please contact the sender and delete the email from your system. It is the recipient's responsibility to ensure that appropriate measures are in place to check for software viruses.