

Hi Katie,

Please see attached updated consultation response.

Many Thanks

Beth

Bethany Jones

Development & Flood Risk Officer | Waste & Environment

Essex County Council

Bethany.Jones@essex.gov.uk | www.essex.gov.uk

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From: Katie Rodgers [mailto:Katie.Rodgers@Rochford.gov.uk]

Sent: 30 April 2018 09:48

To: Suds

Cc: Tim Simpson2, Development & Flood Risk Manager

Subject: Cherry Orchard Brickworks - Consultation Response Required - 17/00850/OUT

Importance: High

Dear Tim (and team),

We received a holding objection in relation to the proposed development in application 17/00850/OUT earlier this year. Following this the applicant and I had a meeting with Tim at County Hall (pre-app) and following this various emails have been send from Tim to the agent and back. A few of these are on this email below.

I am still awaiting a final consultation response from your team as, as it stands the response is a holding objection which I am not sure is correct given the correspondence that has passed.

The application must be finalised soon in preparation for Development Committee and I wondered if you could let me know when you would be able to get your final response over to me.

I look forward to hearing from you.

Regards

Katie Rodgers

Team Leader, Development Management (South)

From: Gary Coxall [mailto:Gary@thirddimension.org]
Sent: 23 March 2018 16:29
To: Katie Rodgers
Subject: FW: FW: Cherry Orchard Way, Rochford - Pre planning advice

From: Tony Goff [mailto:tony.goff@7-engineering.co.uk]
Sent: 23 March 2018 3:13 PM
To: Rachel Hickey <rachel@agbenvironmental.co.uk>; Gary Coxall <Gary@thirddimension.org>
Subject: Fwd: FW: Cherry Orchard Way, Rochford - Pre planning advice

Rachel, Gary

Note received from Tim Simpson at Essex.

Rgds

Tony

----- Forwarded message -----

From: Tim Simpson2, Development & Flood Risk Manager <Tim.Simpson2@essex.gov.uk>
Date: 23 March 2018 at 14:51
Subject: RE: FW: Cherry Orchard Way, Rochford - Pre planning advice
To: Tony Goff <tony.goff@7-engineering.co.uk>

Hi Tony,

Thank you, that's great. I'm happy with this approach. I think the issues had been in relation to the wording that had been used rather than the rate itself.

Kind regards

Tim

Tim Simpson
Development & Flood Risk Manager
Waste and Environment

Essex County Council

Telephone: 03330 136812 | email: tim.simpson2@essex.gov.uk | www.essex.gov.uk

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From: Tony Goff [mailto:tony.goff@7-engineering.co.uk]
Sent: 09 March 2018 15:07
To: Tim Simpson2, Development & Flood Risk Manager

Cc: Rachel Hickey; Gary@thirddimension.org

Subject: Fwd: FW: Cherry Orchard Way, Rochford - Pre planning advice

Tim

I met with your officer, Doug Mlambo, on the site in September 2016 and it was at that meeting that we agreed that Qbar should be used for the proposed site discharge.

The site is very much brownfield with more than one-third of the area being concrete yard and building slabs from the previous uses. When Doug and I visited, the buildings noted on the topo survey had been demolished but the majority of the slabs were still in place. I have attached a small selection of photographs taken on the site visit.

I have also produced a simple calculation showing the existing discharge from the slab/paved areas and compared this to the final site discharge to show that we are achieving substantially more than the 50% betterment from the site at the proposed Qbar discharge rate. The calculation includes a marked up copy of the topographic survey showing the areas of slab/paved areas recorded on the site.

If you have any queries with the information here provided, please give me a call/email.

Best Regards

Tony

Tony Goff

Director

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From: Tim Simpson2, Development & Flood Risk Manager [mailto:Tim.Simpson2@essex.gov.uk]

Sent: 07 March 2018 15:17

To: Rachel Hickey <rachel@agbenviromental.co.uk>

Cc: 'Gary Coxall' <Gary@thirddimension.org>

Subject: RE: Cherry Orchard Way, Rochford - Pre planning advice

Hi Rachel,

I have looked through the conversation below. It appears as though there may be other factors that have affected Doug's decision to agree a discharge rate which is similar to Qbar.

While we would insist on a completely greenfield site being restricted to the 1 in 1 year rate, if the site is partially brownfield then these rates may vary.

In this situation we would expect the rate for the greenfield part of the site to be set based on Q1 rates. Where possible the brownfield element of the site should also be limited to Q1 but as long as this element of the site is delivering a minimum of 50% betterment then we can be flexible. If in fact the allowable rates are higher than Q bar we would ideally like Qbar to be used as an improvement on the minimum amount of betterment required. Looking at the conversation below I think this may have been the influencing factor behind Doug's recommendation during pre-application discussion. However, I think it is important that this calculation is shown clearly as part of any submission so that anyone not party to these discussion are able to see that the development is in fact comply with the standards that are expected of developments within Essex.

I hope that helps clarify the situation.

If either of you have any more questions please feel free to give me a ring and we can discuss this further.

Kind regards

Tim

Tim Simpson
Development & Flood Risk Manager
Waste and Environment

Essex County Council

Telephone: 03330 136812 | email: tim.simpson2@essex.gov.uk | www.essex.gov.uk

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From: Rachel Hickey [<mailto:rachel@agbenviroental.co.uk>]

Sent: 07 March 2018 10:15

To: Tim Simpson2, Development & Flood Risk Manager

Cc: 'Gary Coxall'

Subject: FW: Cherry Orchard Way, Rochford - Pre planning advice

Hi Tim

See below the email conversation between our Drainage Engineer and Doug.

Regards

Rachel

Rachel Hickey
Projects Director
agb Environmental Ltd
Newmarket Business Centre
[341 Exning Road](#)
[Newmarket](#)
[CB8 0AT](#)

Tel: 01638 663 226

Email: rachel@agbenvironmental.co.uk

Web: www.agbenvironmental.co.uk



----- Forwarded message -----

From: **Suds** <Suds@essex.gov.uk>

Date: 16 September 2016 at 10:58

Subject: RE: Cherry Orchard Way, Rochford - Pre planning advice

To: Tony Goff <tony.goff@7-engineering.co.uk>

Morning Tony,

I hope you had a safe trip back to Portsmouth.

Following our pre-app site visit on Wednesday afternoon, here is a summary of what we observed during the walkover, the opportunities and constraints on site:

- The site is approximately 4ha in site and abuts the River Roach along the northern boundary of the site. There is also another ordinary watercourse which flows eastwards towards the River Roach (will need to establish on our local maps if this is captured). Other than these there are no other watercourses or surface water features within the development.
- The updated flood maps for surface water seem to suggest some isolated pockets of surface water ponding. However during the walkover, we establish this is unlikely as there have been some re-profiling within the site and this will also be further clarified with the topo map for the new development.

- It was noted that there is a small part on the north-western boundary of the site that could be in Flood Zone 3 and the development will steer all buildings outside of any areas at risk of fluvial flooding. Furthermore the proposal to leave at least 12m² from the top of the bank of the River Roach to the development buildings will ensure enough easement and that the development is well clear of any fluvial risk. There will be no onerous river modelling that will be required. Any water levels within the River Roach can be obtained from the EA.
- The site is entirely covered in made ground with areas with existing concrete slabs and bricks.
- Following the above point, we agreed that in establishing the existing runoff rates, ECC Guidance is to limit the runoff from the development to Q1, however after the walkover we agreed that the use of Qbar instead of Q1 will still be a conservative approach as the site is more representative of a greenfield/brownfield area.
- We also discussed the two drainage options to be presented, i.e. one for industrial units and the other with residential with care home(s). You confirmed that the two options will more or less have the same amount of impermeable areas and hence a drainage strategy that would suite both developments will be presented. The residential development will have more flexibility on green areas and ease of above ground SuDS. Above ground SuDS should be prioritised as far as possible in both scenarios.
- Both developments will make use of permeable block paving on car parks to provide treatment of runoff from roads and car parks.
- Site investigations, i.e. infiltration testing and check of contamination will inform the type of permeable block sections, whether they will be lined or unlined. Any overflow from these will be carefully managed within the development before being discharged to the River Roach/ tributary thereof at Qbar for the site.
- Conducting the infiltration testing at the outset will also make sure that the SuDS options appraisal is complete. I will also send you our SuDS checklist to help in making sure all information is provided for a full application.
- No structures are proposed within the watercourse(s), save for the headwall which will have an appropriate consent from the EA.
- Emphasis was made on the need to provide for enough treatment of runoff within the development according to the pollution hazard indices within the CIRIA C753 manual.

Let me know if I have missed some of our discussion points before I summarise this in our formal pre-app response.

Kind Regards,

Doug

Doug Mlambo

Senior Development and Flood Risk Officer
Flood and Water Management

Essex County Council

Telephone: 03330 137 612| **Mobile:** 07584 262927

Email: doug.mlambo@essex.gov.uk | www.essex.gov.uk

P Please consider the environment before printing this e-mail

From: Tony Goff [mailto:tony.goff@7-engineering.co.uk]

Sent: 31 August 2016 17:04

To: Suds

Subject: Re: Cherry Orchard Way, Rochford - Pre planning advice

Re application below, please could you let me have a reference once the application is logged so that I may call up and pay the fees by card.

Thanks

Tony

On 31 August 2016 at 17:00, Tony Goff <tony.goff@7-engineering.co.uk> wrote:

Dear sirs

Please find attached completed application form for planning advice and information together with supporting documents as listed in the forms.

We have not made an online submission. The online system does not appear to cater for being the agent for a commercial entity as we are in this case.

Any queries or additional information required, please contact me.

Regards

Tony

Tony Goff

Director

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On 17 June 2016 at 10:06, Suds <Suds@essex.gov.uk> wrote:
Hi Tony,

Sorry for not responding sooner. The fees for the various services we offer (planning advice and information requests) are listed on the application form, I have attached a copy for ease. More information can be found here
<https://www.essex.gov.uk/Environment%20Planning/Environment/local-environment/flooding/Apply/Pages/Pre-application.aspx>. We would recommend making the application online too.

Kind regards

Tim

Tim Simpson
Senior Development & Flood Risk Officer
Place Operations- Planning & Environment

Essex County Council

Telephone: 03330 136812 | email: tim.simpson2@essex.gov.uk | www.essex.gov.uk



Please consider the environment before printing this e-mail

From: Tony Goff [mailto:tony.goff@7-engineering.co.uk]
Sent: 01 June 2016 09:34
To: Suds
Subject: Cherry Orchard Way, Rochford - Pre planning advice

Dear sirs,

We are working on a development off Cherry Orchard Way, Rochford and would like to engage with you on suitable disposal methods for the surface water.

We have been asked to look at two alternative options for the same site - use a residential care home and sheltered housing, or alternatively use for commercial/office. The two schemes will have similar proportions of hard/soft areas and similar suds solutions although they would need to be tailored to suit the types of users.

Surface water flow is expected to discharge to the watercourse next to site via a suds train (if infiltration is ruled out)

The project is at pre-planning stage.

We would like to confirm the costs for written pre-application advice on suds for the site so I may report back to my client. I cannot seem to find the fees within the guidance information. Are you also confirm the costs for information reports? We may request either a basic or a detailed report and would like to understand the costs for each.

Attached is a site location plan and copy of the indicative proposal for the commercial option for your information.

Please treat as confidential

Regards

Tony

--

Tony Goff

Director

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