
From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Sent: 21 April 2020 09:06
To: PBC Technical Support <PBCTechnicalSupport@Rochford.gov.uk>
Cc: Harriet Wooler <harriet.wooler@bidwells.co.uk>
Subject: FW: 20/00062/FUL Castle Point and Rochford Adult Community College, Rocheway- additional SUDS information

Good morning PBC,

RE: SuDS Response to place on case file and Public Access

Many thanks

Arwel Evans

Senior Planning Officer
Planning & Regeneration
Rochford District Council
[Tel:01702318037](tel:01702318037)
arwel.evans@rochford.gov.uk

From: Richard Horswill, Development and Flood Risk Officer <Richard.Horswill@essex.gov.uk>
Sent: 21 April 2020 08:07
To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Cc: Harriet Wooler <harriet.wooler@bidwells.co.uk>; Lee Sencier, Surface Water Engineer <Lee.Sencier@essex.gov.uk>
Subject: RE: 20/00062/FUL Castle Point and Rochford Adult Community College, Rocheway- additional SUDS information

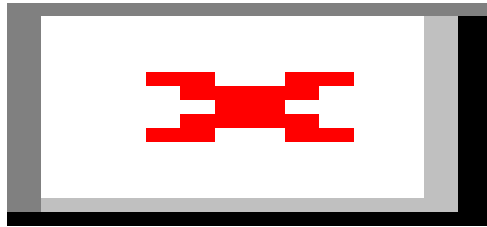
Good morning Arwel,

We were formally reconsulted on application 20/00062/FUL on the 3rd April 2020.

Please see attached my response stating I am happy with the proposed discharge rate of 17.1 l/s.

Kind Regards,

Richard Horswill
Development and Flood Risk Officer
Environment and Climate Change Action
Sustainability and Resilience



Essex County Council | C4 County Hall | Chelmsford | CM1 1QH

From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Sent: 20 April 2020 17:36

To: Richard Horswill, Development and Flood Risk Officer <Richard.Horswill@essex.gov.uk>

Cc: Harriet Wooler <harriet.wooler@bidwells.co.uk>; Lee Sencier, Surface Water Engineer <Lee.Sencier@essex.gov.uk>

Subject: RE: 20/00062/FUL Castle Point and Rochford Adult Community College, Rocheway- additional SUDS information

Good afternoon Richard,

I am just re tracing my steps regarding the above application which was the **variation to the discharge rates (only) specified by condition 17 of consent reference 17/00102/FUL** whilst the details pertaining to the substantive drainage infrastructure and details of ongoing management and responsibility covered by condition 17 and 19 of the full planning permission are covered by 20/00063/DOC which based on the correspondence received from Jon Weston of Pick Everard are still the source of ongoing discussion. I have also seen detailed e mails from Lee Sencier to David David Cohen / Gwyn Owen of Essex Housing regarding the 20/00063/DOC application.

The pertinent conditions which are the subject matter of this 20/00063/DOC application are as follows:

17 No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the

development, has been submitted to and approved in writing by the Local Planning Authority. The scheme should include but not be limited to:-

- o Disposal of surface water generated by the development via infiltration where viable for all storm events up to the critical 1 in 100 year rate, plus 40% allowance for climate change. Where infiltration is not viable, run off from the site should be restricted to a maximum of 5l/s for all storm events up to the critical 1 in 100 year rate, plus 40% allowance for climate change.
- o Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- o Final modelling and calculations for all areas of the drainage system. It should be clearly shown how surface water up to the 1 in 100+40% will be managed on site.
- o The appropriate level of treatment for all run off leaving the site, in line with the CIRIA SuDS Manual C753.
- o Demonstration of any relevant permissions to discharge into the off site sewer and details regarding any areas of the pipe that will need to be refurbished.
- o Detailed engineering drawings of each component of the drainage scheme.
- o A final drainage plan which details exceedance and conveyance routes,

FFL and ground levels, and location and sizing of any drainage features.
- o A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

REASON:

- o To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- o To ensure the effective operation of SuDS features over the lifetime of the development.
- o To provide mitigation of any environmental harm which may be caused to the local water environment.
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

19. No works shall take place until a Maintenance Plan detailing the maintenance arrangements, including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information before commencement of works may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site (ended)

On the 20/00062/FUL which is a section 73 application to vary the discharge rate specified by condition 17 (and nothing more) of the 17/00102/FUL therefore I note that Harriett at Bidwell's did issue an updated pack to me which I have since requested by uploaded onto the system and further consultation with SuDS instigated being aware to what you had agreed . I will forward these details to you although I was of the impression that you had been formally re consulted via the Technical support team. If you could issue the letter approving of the revised details of discharge that would be appreciated.

On the 20/00063/DOC which involve complicated technical issues (based on the e mails I have been copied in on) Until I have clarity on the view taken by SuDS with regards to these ongoing discussions **and final submission of agreed technical details by Bidwells the agent company for your consideration satisfying the details required by the two highlighted conditions** – I am unable to consider for discharge condition 17 and 19 of the planning permission.

Harriett: Could I ask that you continue to liaise with your consultants re 20/00063/DOC and once you have agreement on all the technical requirements and management arrangements with SuDS covering relevant matters as required by the 2 conditions that an updated pack is issued to me with a covering note indicating which originally submitted information remains relevant and what information is superseded by updated information.

I have checked through all correspondence and consider the above reflects matters as they currently stand.

Kind Regards

Arwel Evans

Senior Planning Officer
Planning & Regeneration
Rochford District Council
[Tel:01702318037](tel:01702318037)
arwel.evans@rochford.gov.uk

From: Richard Horswill, Development and Flood Risk Officer <Richard.Horswill@essex.gov.uk>

Sent: 31 March 2020 14:04

To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Cc: Lee Sencier, Surface Water Engineer <Lee.Sencier@essex.gov.uk>; Harriet Wooler <harriet.wooler@bidwells.co.uk>

Subject: RE: 20/00062/FUL Castle Point and Rochford Adult Community College, Rocheway- additional SUDS information

Good afternoon Arwel,

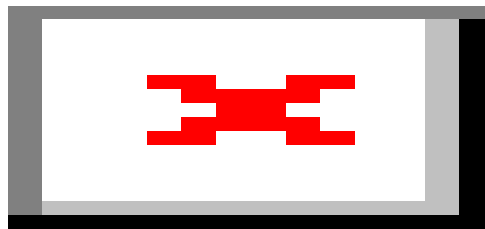
Please accept my sincerest condolences regarding the loss of your father.

Once there has been a formal submission from the agent regarding the agreed change to the condition wording (altering the discharge rate to 17.1 l/s) we can provide a formal letter stating that we have no objection to the proposed discharge rate.

Kind Regards,

Richard

Richard Horswill
Development and Flood Risk Officer
Environment and Climate Change Action
Sustainability and Resilience



Essex County Council | C4 County Hall | Chelmsford | CM1 1QH

From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Sent: 31 March 2020 12:33

To: Richard Horswill, Development and Flood Risk Officer <Richard.Horswill@essex.gov.uk>

Cc: Lee Sencier, Surface Water Engineer <Lee.Sencier@essex.gov.uk>; Harriet Wooler
<harriet.wooler@bidwells.co.uk>

Subject: RE: 20/00062/FUL Castle Point and Rochford Adult Community College, Rocheway- additional
SUDS information

Good afternoon Richard,

Thank you for this e mail. I have had to take some time off work between planned leave and
compassionate leave due to the loss of my father.

I have asked Harriett the agent at Bidwell's to provide me with the information for the case file which supports any agreement that can be reached on the discharge rate. (I will copy that e mail to you for completeness). Will you be issuing a letter head formal response once we Have the formal information submitted which reflects the discussions with SuDS as I do not have this yet?

Kind regards

Arwel Evans

Senior Planning Officer
Planning & Regeneration
Rochford District Council
Tel:01702318037
arwel.evans@rochford.gov.uk

From: Richard Horswill, Development and Flood Risk Officer <Richard.Horswill@essex.gov.uk>
Sent: 30 March 2020 16:25
To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Cc: Lee Sencier, Surface Water Engineer <Lee.Sencier@essex.gov.uk>
Subject: RE: 20/00062/FUL Castle Point and Rochford Adult Community College, Rocheway- additional SUDS information

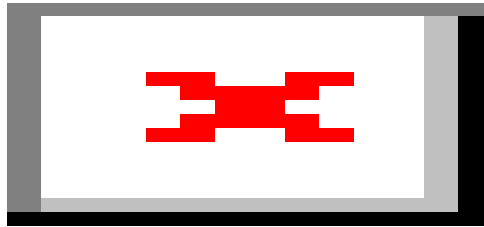
Hi Arwel,

Hope you are doing ok.

We have spoken to the drainage consultants in regards to this application and have agreed a discharge rate of 17.1 l/s for all storm events.

Kind Regards,

Richard Horswill
Development and Flood Risk Officer
Environment and Climate Change Action
Sustainability and Resilience



Essex County Council | C4 County Hall | Chelmsford | CM1 1QH

From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Sent: 27 February 2020 13:07
To: Harriet Wooler <harriet.wooler@bidwells.co.uk>
Cc: Richard Horswill, Development and Flood Risk Officer <Richard.Horswill@essex.gov.uk>
Subject: FW: 20/00062/FUL Castle Point and Rochford Adult Community College, Rocheway- additional SUDS information

I forward for your consideration the prompt response received from SuDS which despite the technical information submitted still objects the application based on the limitation placed on the maximum discharge rate.

Kind Regards

Arwel Evans

Senior Planning Officer
Planning & Regeneration
Rochford District Council
[Tel:01702318037](tel:01702318037)
arwel.evans@rochford.gov.uk

From: Richard Horswill, Development and Flood Risk Officer <Richard.Horswill@essex.gov.uk>
Sent: 27 February 2020 13:00
To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Subject: RE: 20/00062/FUL Castle Point and Rochford Adult Community College, Rocheway- additional SUDS information

Hi Arwel,

I have reviewed the technical note sent over.

The cover letter states the discharge rate is seeking to be changed to a maximum of 24 l/s.

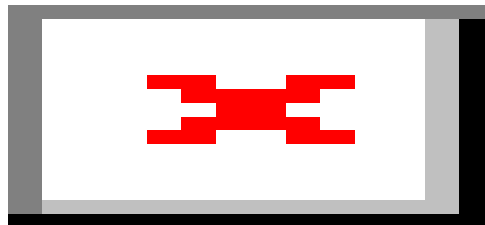
The majority of the site is infiltrating. From my understanding the only water being discharged from the site is from the highway (0.125 Ha).

Using the modified rationale method for the area of 0.125 ha the existing run off rate is 11.3 l/s. As a maximum discharge rate I would expect 50% betterment of this rate. Therefore the maximum discharge rate I would expect for this site is 5.7 l/s.

-
Therefore I object to this change of wording.

Kind Regards,

Richard Horswill
Development and Flood Risk Officer
Environment and Climate Change Action
Sustainability and Resilience



Essex County Council | C4 County Hall | Chelmsford | CM1 1QH

From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Sent: 27 February 2020 10:25

To: Richard Horswill, Development and Flood Risk Officer <Richard.Horswill@essex.gov.uk>

Cc: Harriet Wooler <harriet.wooler@bidwells.co.uk>

Subject: FW: 20/00062/FUL Castle Point and Rochford Adult Community College, Rocheway- additional SUDS information

Good morning Richard,

Further to your letter issuing a holding objection I forward a copy of the applicants submission in response for your consideration. I shall look forward to receiving your response in due course.

Kind Regards

Arwel Evans

Senior Planning Officer
Planning & Regeneration
Rochford District Council
[Tel:01702318037](tel:01702318037)
arwel.evans@rochford.gov.uk

From: Harriet Wooler <harriet.wooler@bidwells.co.uk>

Sent: 27 February 2020 09:44

To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Cc: Steven Butler <Steven.Butler@bidwells.co.uk>

Subject: 20/00062/FUL Castle Point and Rochford Adult Community College, Rocheway- additional SUDS information

Arwel,

Please find attached the technical note requested by the LLFA.

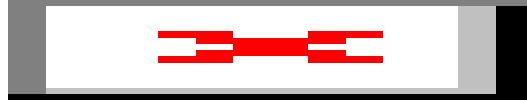
Should you have any queries on the attached, please do not hesitate to get in contact.

Kind Regards
Harriet



Harriet Wooler
Planner, Planning

Bidwell House, Trumpington Road, Cambridge. CB2 9LD
DD: 01223 559293 | M: 07798 872452 | bidwells.co.uk



Bidwells LLP, a limited liability partnership trading as Bidwells, is registered in England & Wales (registered number OC344553). The registered head office is Bidwell House, Trumpington Road, Cambridge, CB2 9LD, where a list of members is available for inspection.

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