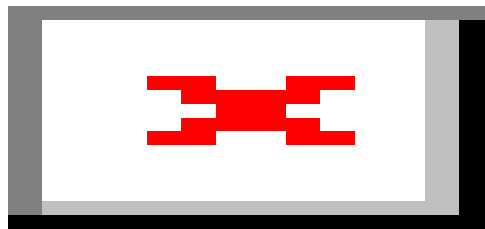


Good morning Joseph and Katie,

I have reviewed the below information and have revised my response accordingly above. We do not currently accept catchpits, gullies, or silt traps as sufficient forms of treatment on their own. This is because the risk of remobilisation is too high due to their need of regular maintenance. Therefore the rooftops still require treatment.

Kind regards,

Peter Richardson,
Development and Flood Risk Officer
Sustainability and Resilience
Waste and Environment



Essex County Council | E3 County Hall | Chelmsford | CM1 1QH

From: Joseph Prior <JosephP@openarc.co.uk>
Sent: 31 July 2020 16:09
To: Suds <Suds@essex.gov.uk>
Cc: Glyn Friend <glynf@openarc.co.uk>
Subject: SUDS-004579. 20/00452/FUL - Land Rear Of 98 To 128, High Street,

Good afternoon

I am contacting you on behalf of the applicant regarding your consultee comments on the above planning application (see attached).

Please see the response below from the drainage consultant:

- *Discharge rates should be limited to as close as possible to the 1 in 1-year greenfield rate. The closest rate possible for this site without having a high risk of blockage is 1l/s with an outfall diameter of no*

smaller than 50mm. This is especially important as the site is situated within a Critical Drainage Area. Therefore the discharge rates should be reduced to, or as close as possible to, 1l/s.

OE - The pump rate can be reduced to 1.0 l/s, this will have the effect of increasing the attenuation storage requirement from 65m³ to 103m³.

- The surface water deriving from the roof and tarmacked areas is not being treated. All surface water should be treated in line with the simple index approach found with the CIRIA SuDS Manual C753.*

OE - All tarmacked areas will fall to the permeable paved areas which will provide the necessary treatment within the sub-base. Roof areas will be connected to catch pits where any suspended solids will settle and be removed.

Additionally we are able to respond to the following:

- Previously the site had proposed green roofs. It should be explained why this has been removed.*

OA – since the refusal of the previous application, the proposal has undergone a period of consultation with the local authority and the public. This has led to design changes for a more traditional appearance with pitched roofs which are more in keeping with the local vernacular and the Conservation Area. We are currently reviewing the landscaping scheme to incorporate more greenery and we believe this will help to mitigate the loss of the green roofs which were present in the original scheme.

I would appreciate if you could confirm that this is acceptable in principle and if you have any further comments so that we can instruct the report to be updated accordingly.

Many thanks

Kind regards,

Joseph Prior

Architectural Assistant
BA(Hons) MArch

In light of ongoing concerns with COVID-19, we at OPEN architecture wanted to reassure you that our office is open, but all staff are now working from home. We are continuing work on our active projects and are happy to help on any new work. We will do our very best to minimise any impact this may have on your project, but would ask for your understanding as our work flow may not be as slick as usual.

OPEN architecture

www.openarc.co.uk

Anton House, South Park, Sevenoaks, Kent TN13 1EB T 01732 779 580



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