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

Sent: 17 May 2021 17:26

To: Katie Rodgers <Katie.Rodgers@Rochford.gov.uk>

Subject: RE: Additional information submitted - Planning application - 20/01024/FUL - 72 Hockley Road, Rayleigh

Hi Katie,

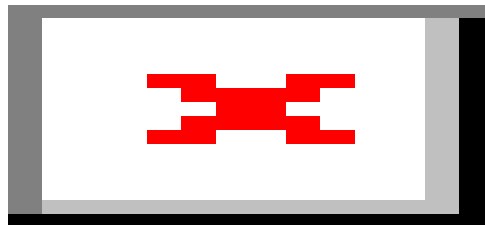
Please find attached our response to additional information.

Kind Regards,

Richard Horswill

Development and Flood Risk Officer

Climate Action and Mitigation, Environment and Climate Action



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

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

Sent: 07 May 2021 14:01

To: Suds <Suds@essex.gov.uk>

Subject: FW: Additional information submitted - Planning application - 20/01024/FUL - 72 Hockley Road, Rayleigh

From: Katie Rodgers <Katie.Rodgers@Rochford.gov.uk>
Sent: 07 May 2021 11:28
To: Rich Horswill - Development and Flood Risk Officer <Richard.Horswill@essex.gov.uk>
Subject: Additional information submitted - Planning application - 20/01024/FUL - 72 Hockley Road, Rayleigh

CAUTION: This is an external email.

Dear Richard,

Application Ref: 20/01024/FUL
Site: 72 Hockley Road, Rayleigh

Please can you consider the content of the email below and the attachment and confirm whether this new information addresses your previous holding objection to this application.

I look forward to hearing from you.

Regards

Katie

From: Mrs H Thomas <HTHOMAS@fitzwimarc.com>
Sent: 07 May 2021 11:08
To: Katie Rodgers <Katie.Rodgers@Rochford.gov.uk>
Subject: RE: Planning application - 20/01024/FUL - consultation response - holding objection

Hi Katie,

Apologies for the considerable delay in response. We have been reviewing a number of options to remedy the issues raised in a cost effective manner.

We have contracted a company to install a permeable surface (the spec is attached). In addition we're also going to install a channel drain along the bottom of the hardstanding leading to a soakaway.

I would be grateful if you would advise if I need to provide any more specific documentation.

Regards, Helen

From: Katie Rodgers <Katie.Rodgers@Rochford.gov.uk>
Sent: 18 December 2020 07:50
To: Mrs H Thomas <HTHOMAS@fitzwimarc.com>
Subject: RE: Planning application - 20/01024/FUL - consultation response - holding objection

Dear Helen,

Unfortunately I will need more detail of the existing drainage and proposed additional drainage in order to satisfy ECC Lead Local Flood Authority with regard to the proposal to retain the additional area of hardstanding. Please see the email I have received from them below.

I will need you to provide a drainage plan clearly showing the drainage that is in place and how/if it connects to the surface water drainage system that has been installed at the site. Confirmation that the surface water drainage system at the site has been sized to accommodate the additional water would also need to be provided. I would advise that you contact the drainage engineer who submitted the original drainage scheme for an updated plan and report. The plan could also show proposed additional drainage but this must be clearly annotated (i.e. what is existing and what is proposed). The alternative would be to change the surfacing material to a permeable material but I understand that you do not wish to do this.

I look forward to hearing from you.

Regards

Katie

Hi Katie,

I would need to see further details of the proposal including a drainage plan.

The key issues with that would be whether the increase in run off from the impermeable area can be managed within the existing system. If the system was not designed to have capacity for these additional flows then that could create flooding. I also would like to know whether this water would be sufficiently treated as part of the existing system?

Kind Regards,

Richard Horswill
Development and Flood Risk Officer

From: Mrs H Thomas <HTHOMAS@fitzwimarc.com>
Sent: 17 December 2020 14:34
To: Katie Rodgers <Katie.Rodgers@Rochford.gov.uk>
Subject: RE: Planning application - 20/01024/FUL - consultation response - holding objection

Dear Katie,

Our contractors have advised there is an Aco channel around the new building and some drainage to the area where the new trees are to be planted.

The surface is asphalt and we have no plans to change this.

Please let me know if you require any more information.

Regards,
Helen Thomas

On behalf of Mr Harris

Mrs Helen Thomas
Data Manager
The FitzWimarc School
Hockley Road, Rayleigh, Essex, SS6 8EB
Telephone: 01268 743884

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From: Katie Rodgers <Katie.Rodgers@Rochford.gov.uk>
Sent: 10 December 2020 18:51
To: Mrs H Thomas <HTHOMAS@fitzwimarc.com>
Subject: Planning application - 20/01024/FUL - consultation response - holding objection

Dear Mr Harris,

I have received the attached consultation response in relation to your recent application which contains a holding objection to the proposal from ECC in their role as Lead Local Flood Authority.

I would be grateful if you could provide details as to how the additional area of hard surface would be drained. Could you also please confirm the material used in the surfacing of the additional hard surfaced area to be retained?

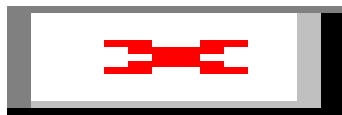
I presume that no change to the existing surfacing material is proposed but if you could confirm I would be grateful.

Kind regards,

Katie Rodgers

Team Leader, Development Management (South Team) | Planning Services | Rochford District Council

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