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Dear Jason,

Thank you for the drainage document and I hope you had a lovely Christmas break.

Having reviewed the pump specification, there are a couple of areas which we require further information on as detailed below:

- It is noted that no emergency storage is provided associated with the pump. In the event of a blockage or failure of the pump, what is the fall back option?
- Telemetry – Will the pump be fitted with a telemetry unit to notify someone of any faults? If not, how will any faults be identified?
- As the pump will operate on a 50% basis with time periods of 5 minutes, we require a more detailed maintenance regime for the pump to ensure the longevity of the feature. Please provide details such as how often the pump will be serviced and by whom etc. Please also clarify whether the maintenance quote (page 58) provided by the pump manufacturer will be undertaken.

Kind regards,

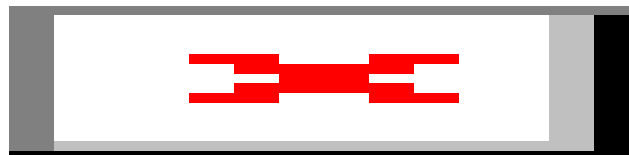
Gemma

Gemma Parson (she, her)
Development and Flood Risk Officer
Climate Adaptation and Mitigation, Climate, Environment & Customer Services



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Advanced warning of upcoming leave: 8th – 15th January 2024



From: Jason Daniels <jdaniels@swh.co.uk>

Sent: 14 December 2023 12:43

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

Cc: Anthony Mackin <amackin@koriconstruction.com>; chris@tdc-arch.design; Michael Hartley <mhartley@swh.co.uk>

Subject: RE: 22.07 - Rawreth Lane, Rayleigh, Barchester - 23/00340/DOC - consultee response (SUDS-006744)

CAUTION: This is an external email.

Dear Gemma

Please find attached our updated response to include the items discussed at our meeting on 21 November 2023. I trust you find this is all in order and provides the information required.

Please call if you have any queries.

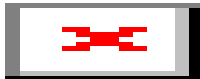
Many thanks

Jason Daniels :: Technical Director

jdaniels@swh.co.uk

O: 01234 213111

M: 07879412094



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The registered office address is Harman House, Andover Road, Winchester, Hampshire, SO23 7BS.

From: Jason Daniels

Sent: Tuesday, November 21, 2023 11:10 AM

To: 'Suds' <suds.mail@essex.gov.uk>

Cc: Anthony Mackin <amackin@koriconstruction.com>; chris@tdc-arch.design; Michael Hartley <mhartley@swh.co.uk>

Subject: RE: 22.07 - Rawreth Lane, Rayleigh, Barchester - 23/00340/DOC - consultee response (SUDS-006744)

Dear Gemma

Thanks for your comments. Please find our comments in red which we can discuss at our meeting this afternoon.

Kind regards

Jason

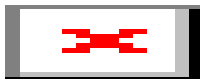
- Pump setup – confirmation that the manufacturer can provide a pump to this specification, and confirmation from Anglian Water that they are amenable to the pump operation style. **The pump manufacturer has confirmed they can provide a pump that can accommodate the anticipated volumes from the development and can operate at fixed time periods in order to achieve an average flow is 1l/s. By default, package pumps do not operate all the time so the only change here is that instead of the pump operating variably via a float switch it would operate at fixed time periods (50% of the time).**
- Climate change – the site is in the Combined Essex Management Catchment which requires a 45% climate change allowance. **We have amended the calculations to consider 45% climate change allowance, see attached. The results do not affect the drainage design with only 1-2m³ more flooding anticipated in the car park. No mitigation is considered necessary.**
- The inclusion of water butts- this was previously discussed as the site is in a CDA. **We have incorporated some water butts to the scheme – we have been advised on restrictions on the location of these due to the use of the building. Please see updated Drainage Layout enclosed within the Maintenance Plan.**
- A maintenance plan for the drainage system - including the pump, attenuation tanks, sealed gutters, filter drains etc. **Please see attached maintenance plan as requested.**
- Engineering drawings for each component of the drainage system, including the pump, tanks, filter drains etc. **Please see Drainage Details included in the maintenance plan.**
- Exceedance routes plan to be provided. **Please see updated Drainage Plan.**

Jason Daniels :: Technical Director

jdaniels@swh.co.uk

O: 01234 213111

M: 07879412094



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

Sent: Friday, November 17, 2023 11:34 AM

To: Jason Daniels <jdaniels@swh.co.uk>

Cc: Anthony Mackin <amackin@koriconstruction.com>; chris@tdc-arch.design; Michael Hartley <mhartley@swh.co.uk>

Subject: RE: 22.07 - Rawreth Lane, Rayleigh, Barchester - 23/00340/DOC - consultee response (SUDS-006744)

Dear Jason,

Thank you for your email and for making changes to the drainage design.

I have reviewed the document you provided and have compiled a list of topics to discuss. I thought it would be of use to share these with you before the meeting on Tuesday, so you have time to review.

- Pump setup – confirmation that the manufacturer can provide a pump to this specification, and confirmation from Anglian Water that they are amenable to the pump operation style.
- Climate change – the site is in the Combined Essex Management Catchment which requires a 45% climate change allowance.
- The inclusion of water butts- this was previously discussed as the site is in a CDA.
- A maintenance plan for the drainage system - including the pump, attenuation tanks, sealed gutters, filter drains etc.
- Engineering drawings for each component of the drainage system, including the pump, tanks, filter drains etc.
- Exceedance routes plan to be provided.

Kind regards,

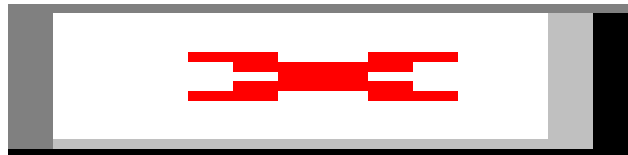
Gemma Parson (she, her)

Development and Flood Risk Officer

Climate Adaptation and Mitigation, Climate, Environment & Customer Services



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From: Jason Daniels <jdaniels@swh.co.uk>

Sent: 16 November 2023 16:18

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

Cc: Gemma Parson - Development and Flood Risk Officer <Gemma.Parson@essex.gov.uk>; Anthony Mackin <amackin@koriconstruction.com>; chris@tdc-arch.design; Alison Vaughan - Senior Development and Flood Risk Officer <Alison.Vaughan@essex.gov.uk>; Michael Hartley <mhartley@swh.co.uk>

Subject: RE: 22.07 - Rawreth Lane, Rayleigh, Barchester - 23/00340/DOC - consultee response (SUDS-006744)

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Dear Gemma

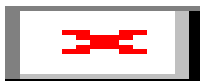
Following our meeting earlier this week please find attached draft information in relation to the outstanding LLFA comments for the above scheme. Hopefully this is sufficient to allow discharge of the conditions relating to drainage. Thanks for sending over the meeting invite for Tuesday – if there are any queries we can discuss these then or alternatively please feel free to give me a call.

Many thanks

Jason Daniels :: Technical Director
jdaniels@swh.co.uk

O: 01234 213111

M: 07879412094



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

Sent: Monday, November 13, 2023 4:58 PM

To: Anthony Mackin <amackin@koriconstruction.com>; Jason Daniels <jdaniels@swh.co.uk>

Cc: chris@tdc-arch.design; Katie Rodgers <Katie.Rodgers@Rochford.gov.uk>

Subject: RE: 22.07 - Rawreth Lane, Rayleigh, Barchester - 23/00340/DOC - consultee response (SUDS-006744)

Dear all,

Following our meeting earlier today please see the below bullet points summarising what was discussed:

- It was explained that our comments dated 4th May 2023 for 23/00340/DOC had arisen in relation to the conditions imposed on 15/00362/OUT.
- Requested the discharge rate to be the 1:1 year greenfield rate (1l/s) as the site is within a CDA. Was advised that pump options will be explored in line with this rate.
- Whilst consideration should be given to permeable paving, it was agreed that a Downstream Defender would be acceptable if this was shown to treat both the runoff from the road and the roof. Treatment indices to be updated.
- It will be explored where to best place the rainwater butts as part of the revised drainage design as the site is within a CDA.
- A rigorous maintenance plan will need to be provided.
- The remaining comments within our holding objection response dated 4th May 2023 will be addressed also.
- Your request for a further meeting has been pencilled in for Tuesday 21st November at 3pm if need be. (Invite to follow).

I would also add in addition to the above, that engineering drawings for the components will need to be provided.

If I can be of further assistance, please let me know.

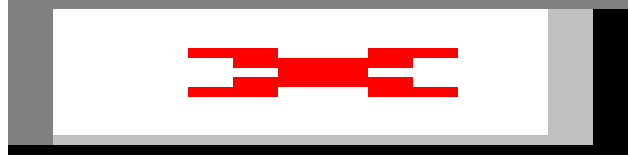
Kind regards,

Gemma

Gemma Parson (she, her)
Development and Flood Risk Officer
Climate Adaptation and Mitigation, Climate, Environment & Customer Services



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From: Anthony Mackin <amackin@koriconstruction.com>

Sent: 10 November 2023 15:47

To: Jason Daniels <jdaniels@swh.co.uk>; Suds <suds.mail@essex.gov.uk>

Cc: chris@tdc-arch.design; Katie Rodgers <Katie.Rodgers@Rochford.gov.uk>

Subject: 22.07 - Rawreth Lane, Rayleigh, Barchester - 23/00340/DOC - consultee response

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Jason

Many thanks, 2pm is good for me if you could send out the invite Gemma, Chris is available at this time

Regards,

Anthony Mackin MCIAT
Senior Design Manager

Upcoming Leave

L. 01536 744402 | M. 07494 984837

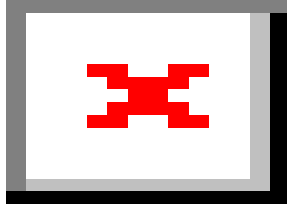
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From: Jason Daniels <jdaniels@swh.co.uk>
Sent: Friday, November 10, 2023 3:42 PM
To: Anthony Mackin <amackin@koriconstruction.com>; Suds <suds.mail@essex.gov.uk>
Cc: chris@tdc-arch.design; Katie Rodgers <Katie.Rodgers@Rochford.gov.uk>
Subject: Re: 22.07 - Rawreth Lane, Rayleigh, Barchester - 23/00340/DOC - consultee response

I can do Monday pm

Thanks

Jason

Sent from [Outlook for iOS](#)

From: Anthony Mackin <amackin@koriconstruction.com>
Sent: Friday, November 10, 2023 3:39:02 PM
To: Suds <suds.mail@essex.gov.uk>; Jason Daniels <jdaniels@swh.co.uk>
Cc: chris@tdc-arch.design <chris@tdc-arch.design>; Katie Rodgers <Katie.Rodgers@Rochford.gov.uk>
Subject: 22.07 - Rawreth Lane, Rayleigh, Barchester - 23/00340/DOC - consultee response

Gemma

I have just called all parties to agree a suitable time Jason Daniels is on leave Monday! Are you able to do Tuesday morning?

Regards,

Anthony Mackin MCIAT
Senior Design Manager

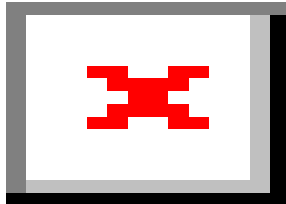
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From: Suds <suds.mail@essex.gov.uk>
Sent: Friday, November 10, 2023 3:08 PM
To: Anthony Mackin <amackin@koriconstruction.com>; Jason Daniels <jdaniels@swl.co.uk>
Cc: chris@tdc-arch.design; Katie Rodgers <Katie.Rodgers@Rochford.gov.uk>
Subject: RE: 22.07 - Rawreth Lane, Rayleigh, Barchester - 23/00340/DOC - consultee response

Dear all,

I have availability on Monday afternoon (13th November) for a short Teams meeting, if that date suits you.

Please let me know and I will send out a meeting invite for then.

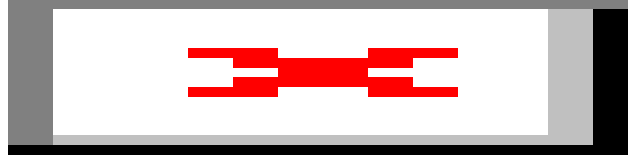
Kind regards,

Gemma

Gemma Parson (she, her)
Development and Flood Risk Officer
Climate Adaptation and Mitigation, Climate, Environment & Customer Services



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From: Anthony Mackin <amackin@koriconstruction.com>
Sent: 09 November 2023 09:58
To: Katie.Rodgers@rochford.gov.uk; Suds <suds.mail@essex.gov.uk>
Cc: Jason Daniels <jdaniels@swh.co.uk>; chris@tdc-arch.design
Subject: 22.07 - Rawreth Lane, Rayleigh, Barchester - 23/00340/DOC - consultee response

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Katie / Gemma

Following on from the recent emails from Chris and Jason, can we please arrange a teams meeting to go through our response to the queries

Your prompt response would be appreciated

Regards,

Anthony Mackin MCIAT
Senior Design Manager

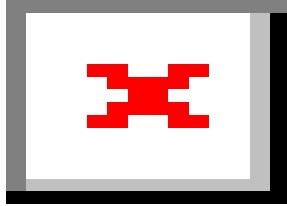
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From: Jason Daniels <jdaniels@swh.co.uk>
Sent: Friday, November 3, 2023 9:58 AM
To: Suds <suds.mail@essex.gov.uk>
Cc: Anthony Mackin <amackin@koriconstruction.com>
Subject: 22.07 - Rawreth Lane, Rayleigh, Barchester - 23/00340/DOC - consultee response

Dear Gemma

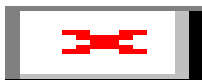
Thanks for coming back to me so quickly. It would be good to arrange a meeting as soon as we can as the site works are nearing completion and we will need to understand the implications of the current design and the wider planning permission.

If we can have a teams meeting sometime next week that would really be appreciated, even if its just to clarify the comments on the design.

Let me know.

Thanks

Jason Daniels :: Technical Director
jdaniels@swh.co.uk
O: 01234 213111
M: 07879412094



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

Sent: Friday, November 3, 2023 9:41 AM

To: Jason Daniels <jdaniels@swh.co.uk>

Subject: RE: Rawreth Lane, Rayleigh, Barchester - 23/00340/DOC - consultee response

Dear Jason,

I understand you tried to contact me this morning through the Contact Centre. We apologise for the delayed response.

We are currently waiting for further information from Rochford DC for this development. I will let you know as soon as we have received a response, to arrange a short meeting.

Kind regards,

Gemma

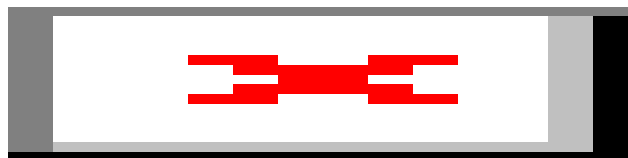
Gemma Parson (she, her)

Development and Flood Risk Officer

Climate Adaptation and Mitigation, Climate, Environment & Customer Services



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From: Jason Daniels <jdaniels@swh.co.uk>

Sent: 01 November 2023 15:58

To: Katie.Rodgers@rochford.gov.uk; Suds <suds.mail@essex.gov.uk>

Cc: Anthony Mackin <amackin@koriconstruction.com>

Subject: Rawreth Lane, Rayleigh, Barchester - 23/00340/DOC - consultee response

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Dear Gemma

Further to the email from KORI construction relating to the above site. We have reviewed the comments and there are a number of areas where we are looking for clarification.

1. We note that the LLFA are looking for the conditions relating to the wider site to be applied to the care home site. These conditions are worded in such a way that they don't fully relate to the care home site and we would need clarification on which elements of the condition relate to our site.
2. The current design is based on a connection to the culvert to the NW of the site. The current scheme has a discharge of 2 l/s as agreed with Anglian Water. We are looking for conformation from the LLFA that this is acceptable.
3. The current proposals are based on the design strategy document produced by David Smith Associates. In this document there is no requirement for specific pollution index measures indicated for the small area of car parking. Subsequently the proposed design adopts standard gullies for this area – which has a low pollution risk.
4. Due to the low discharge rates surcharging of the drainage system will occur for all storm events. Therefore we seek acceptance that this will occur.

We per KORI email a meeting to discuss these would be appreciated to avoid protracted email correspondence. Please could you advise some times and dates for a meeting?

Thanks in advance.

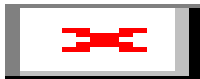
Kind regards

Jason Daniels :: Technical Director

jdaniels@swh.co.uk

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M: 07879412094



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