

Hi

I have received this email response and attachment from SuDs - please can you import into Comino and index against 25/00392/FUL.

Many thanks,

Richard

From: Suds

Sent: 03 July 2025 12:55

To: Richard Kilborne

Cc: planning applications

Subject: RE: RE: FW: 23/00843/DOC (SUDS-007271)

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Dear Richard,

Thank you for your email. I hope you are well.

Please see the attached email response I sent to you on the 23/06/25. As this is a minor application and we didn't request any conditions, whilst we were happy to provide comment on the DOC application, the advice provided is more so guidance as opposed to a formal response.

I would like to highlight that our comments for 23/00843/DOC are in relation to the surface water drainage strategy only (condition 19 of 22/00286/OUT). Conditions 17 and 18 of 22/00286/OUT which relate to foul water would typically be outside our remit.

The subsequent variation application (25/00392/FUL) makes this case more complex, however. If we were formally commenting, we would ask that where discharge is to a ditch/ordinary watercourse, the surface water rate and the foul water rate should total the greenfield 1:1 rate combined. To provide some additional context to my email issued on the 24/06/25 in relation to 25/00392/FUL, our interest would sit primarily with the discharge rates to the ditch in order to not increase flood risk downstream.

We would be unable to comment on the wording of condition 17 itself, as this condition relates to the public foul sewer network and was not requested by us. On review, would this be deemed more a matter for the water/sewerage authority and the LPA to review?

Given the complexities, if you would like to have a telephone conversation, please just let me know and I would be happy to do so.

Kind regards,

Gemma

Gemma Parson (she/her)

Development and Flood Risk Officer

Environment Climate Action | Climate & Adaptation | GI & SuDS

Adr: E1 County Hall, Chelmsford, Essex, CM1 1QH

Email: gemma.parson@essex.gov.uk

<https://flood.essex.gov.uk>

<https://www.essexdesignguide.co.uk/suds>

www.essex.gov.uk

From: Richard Kilborne

Sent: 02 July 2025 10:41

To: Gemma Parson - Development and Flood Risk Officer

Subject: Re: RE: FW: 23/00843/DOC (SUDS-007271)

CAUTION: This is an external email.

Hi Gemma,

The agent for the abovementioned planning application has stated that all the issues which you mentioned in your consultation response dated 27th June 2025 have now been resolved, i would be grateful if you could provide me with an updated response.

Kindest regards,

Richard

From: Richard Kilborne <Richard.Kilborne@Rochford.gov.uk>

Sent: 01 July 2025 15:37

To: gemma.parson@essex.gov.uk <gemma.parson@essex.gov.uk>

Subject: Fw: RE: FW: 23/00843/DOC (SUDS-007271)

Hi Gemma,

I hope that you're well.

The agent for the above infers that all the issues for the above DOC have been resolved. It appears that the applicant is proposing to discharge into a nearby ditch. However, I must draw your attention to Condition 17 of the planning approval, which is both clear and unambiguous in its requirements. The condition explicitly states that: "The foul water drainage scheme at the site shall be via connection to the public foul water sewer and the foul drainage infrastructure to achieve this shall be implemented and capable of being operational prior to commencement of the development." As such, the discharge of treated effluent into a ditch or dyke—regardless of treatment standards or landowner agreements—does not comply with the provisions of this condition. Therefore, i am of the opinion that any discharge into the ditch cannot comply with the aforementioned condition.

As you are aware they have submitted a s73 app to vary/remove a condition 17 (application ref 25/00392/FUL) - so i am unsure why they continuing to try and pursue the aforementioned DOC in its current guise. As it stands the LPA cannot support it. Just wanting to confirm that you're in agreement before i go back to the applicant.

Many thanks,

Richard

From: paul wyatt <info@stoneme.com>

Sent: 01 July 2025 15:17

To: Richard Kilborne <Richard.Kilborne@Rochford.gov.uk>

Subject: Fwd: RE: FW: 23/00843/DOC (SUDS-007271)

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Hi Richard

could you please confirm you have everything you need from Gemma (flood risk officer) for this application please, by the looks of it any issues between Gemma and our Drainage engineer has been resolved?

KR

Paul

----- Original Message -----

From: Ruth Wilson <Ruth.Wilson@inter-modal.co.uk>

To: paul wyatt <info@stoneme.com>, Stacey Warwick
<stacey@rushtonhomes.co.uk>
CC: "Daniel (RushtonHomes)" <daniel@rushtonhomes.co.uk>
Date: 01/07/2025 15:10 BST
Subject: RE: FW: 23/00843/DOC (SUDS-007271)

Hi Paul

Just to confirm Gemma has removed her request for additional modelling, see attached.

The other email attached

We therefore require confirmation that the surface water will be restricted to 1l/s, and that the total combined site discharge rate of both the surface water and the treated foul water from both dwellings will total 1.008 l/s.

From: paul wyatt <info@stoneme.com>
Sent: 01 July 2025 10:37
To: Stacey Warwick <stacey@rushtonhomes.co.uk>
Cc: Daniel (RushtonHomes) <daniel@rushtonhomes.co.uk>; Ruth Wilson
<Ruth.Wilson@inter-modal.co.uk>
Subject: Re: FW: 23/00843/DOC (SUDS-007271)

Hi Stacey

Happy to speak to Richard

Ruth

can you respond to both the queries and point out where they conflict
please, I just need something in writing saying why we believe Gemma to be
incorrect and what we are proosing is correct.

once I have this I can speak to Richard

On 01/07/2025 10:24 BST Stacey Warwick

<stacey@rushtonhomes.co.uk> wrote:

Can you call me on the below please

I have spoken to Ruth and Gemma is conflicting on both
messages to Richard, are you able to call Richard. Â– she has
dropped her modelling request, latest comment says she is not
commenting on foul then going against it again.

If you can speak to Richard as the EA have approved and what
she is saying the discharge rate

Stacey Warwick

Development Manager Â– Rushton Homes

Mobile: +44 (0) 7498 327598

Email: stacey@rushtonhomes.co.uk

ACCOUNTS EMAIL: accounts@rushtonhomes.co.uk

Please note: My working days are Monday to Friday only.

From: Ruth Wilson <Ruth.Wilson@inter-modal.co.uk>
Sent: 01 July 2025 10:15
To: Stacey Warwick <stacey@rushtonhomes.co.uk>
Subject: FW: 23/00843/DOC (SUDS-007271)
From: Suds <suds.mail@essex.gov.uk>
Sent: 23 June 2025 16:26
To: Ruth Wilson <Ruth.Wilson@inter-modal.co.uk>
Cc: Richard Kilborne <richard.kilborne@rochford.gov.uk>
Subject: RE: 23/00843/DOC (SUDS-007271)

Dear Ruth,
Thank you for your patience.
Having discussed the modelling, whilst it is not to the level of detail we would usually expect at the DOC stage, as it is for a minor development and given the specific case history, we are amenable with what has been provided in this particular instance.
However, please note that a cohesive/wholistic model showing the whole drainage system from start to point of discharge will be required going forward.
Kind regards,
Gemma
Gemma Parson (she/her)
Development and Flood Risk Officer
Environment Climate Action | Climate & Adaptation | GI & SuDS
Adr: E1 County Hall, Chelmsford, Essex, CM1 1QH

<https://flood.essex.gov.uk>
<https://www.essexdesignguide.co.uk/suds>
www.essex.gov.uk

From: Suds <suds.mail@essex.gov.uk>
Sent: 23 June 2025 07:36
To: Ruth Wilson <Ruth.Wilson@inter-modal.co.uk>
Cc: Alison Vaughan - Senior Development and Flood Risk Officer <Alison.Vaughan@essex.gov.uk>
Subject: RE: 23/00843/DOC (SUDS-007271)

Good morning Ruth,
Thank you for your email.
I passed the modelling onto one of my colleagues last week for review. We will email you as soon as possible with an update.
Kind regards,
Gemma
Gemma Parson (she/her)
Development and Flood Risk Officer
Environment Climate Action | Climate & Adaptation | GI & SuDS
Adr: E1 County Hall, Chelmsford, Essex, CM1 1QH

<https://flood.essex.gov.uk>
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www.essex.gov.uk

From: Ruth Wilson <Ruth.Wilson@inter-modal.co.uk>
Sent: 19 June 2025 17:47
To: Suds <suds.mail@essex.gov.uk>
Cc: Alison Vaughan - Senior Development and Flood Risk Officer <Alison.Vaughan@essex.gov.uk>
Subject: RE: 23/00843/DOC (SUDS-007271)

CAUTION: This is an external email.

Hi Gemma
Following on from our telephone conversation on Tuesday have you had a chance to discuss this with the wider team?
My client is chasing me.
Kind Regards
Ruth Wilson

For and on behalf of

From: Ruth Wilson

Sent: 17 June 2025 09:16

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

Cc: paul wyatt <info@stoneme.com>; Stacey Warwick
<stacey@rushtonhomes.co.uk>; Daniel
<daniel@hiltonhomesuk.co.uk>;
richard.kilborne@rochford.gov.uk

Subject: RE: 23/00843/DOC (SUDS-007271)

Hi Gemma

Please could you call me to discuss this. I am in the office today or on my mobile 07849 769903.

As it's a pumped system the outflow rate is the rate of the pump and therefore the invert level of the ditch is not influencing the outfall as is not a gravity system. The network has been fully modelled as per your requests for all branches with MADD factor of 0 and the tank and pump is modelled.

Kind Regards

Ruth Wilson

For and on behalf of

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

Sent: 13 June 2025 16:41

To: Ruth Wilson <Ruth.Wilson@inter-modal.co.uk>

Cc: paul wyatt <info@stoneme.com>; Stacey Warwick
<stacey@rushtonhomes.co.uk>; Daniel
<daniel@hiltonhomesuk.co.uk>;
richard.kilborne@rochford.gov.uk

Subject: RE: 23/00843/DOC (SUDS-007271)

Dear Ruth,

Thank you for your email. I did give your office a call, but I understand you are on leave until Tuesday.

With regards to the model included within the original report, as advised previously it did not model the entirety of the drainage system including manholes S3A, S3B and S4. We therefore still require final modelling for the site to include all drainage features and manholes (the storage tank, pump etc) up to and including the outfall location to the ditch. We would want to see the invert level of the ditch at the point of discharge and the outflow rates. Results should be provided for the 1yr, 30yr and 100yr plus 45% climate change storms with the specified input parameters, including a MADD Factor of 0.

Happy to give you a quick call back next week if there are any queries on the above.

Kind regards,

Gemma

Gemma Parson (she/her)

Development and Flood Risk Officer

Environment Climate Action | Climate & Adaptation | GI & SuDS

Adr: E1 County Hall, Chelmsford, Essex, CM1 1QH

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From: Ruth Wilson <Ruth.Wilson@inter-modal.co.uk>

Sent: 10 June 2025 11:50

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

Cc: paul wyatt <info@stoneme.com>; Stacey Warwick

<stacey@rushtonhomes.co.uk>; Daniel

<daniel@hiltonhomesuk.co.uk>;

richard.kilborne@rochford.gov.uk;

richard.kilborne@rochford.gov.uk

Subject: RE: 23/00843/DOC (SUDS-007271)

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Hi Gemma

Further to our responses to comments made in May 2025 reference 23/00843/DOC (SUDS-007271), I understand you have made new comments as per the below.

The modelling requested of the tank and pump were included in the original report as per the attached.

Kind Regards

Ruth Wilson

For and on behalf of

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

Sent: 04 June 2025 11:11

To: Daniel <daniel@hiltonhomesuk.co.uk>

Cc: paul wyatt <info@stoneme.com>; Richard Kilborne

<richard.kilborne@rochford.gov.uk>; planning applications

<planning.applications@Rochford.gov.uk>

Subject: RE: 23/00843/DOC (SUDS-007271)

Dear Dan,

Thank you for the confirmation.

Having reviewed the additional information, please can the modelling be updated to include the storage tank feature, pump, and outfall location to the ditch. As the pump is not contained within the current model, we can't determine whether the 1l/s discharge rate is being met.

Richard – please can the additional information be uploaded to the planning portal.

Kind regards,

Gemma

Gemma Parson (she/her)

Development and Flood Risk Officer

Environment Climate Action | Climate & Adaptation | GI & SuDS

Adr: E1 County Hall, Chelmsford, Essex, CM1 1QH

Email: gemma.parson@essex.gov.uk

<https://flood.essex.gov.uk>

<https://www.essexdesignguide.co.uk/suds>

www.essex.gov.uk

From: Daniel <daniel@hiltonhomesuk.co.uk>

Sent: 03 June 2025 12:16

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

Cc: paul wyatt <info@stoneme.com>
Subject: RE: 23/00843/DOC (SUDS-007271)

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Hi Gemma,
Thank you kindly for responding. I can confirm that the planned (Richard Kilbourne) was has indeed received all of the same information and is aware of the easement and design updates in relation to the MADD Facotr.
Thank you Gemma, much appreciated.
Rgds & thanks
Dan.

Note: My working days are Monday to Thursday only.

| **Dan Hilton** |
| Director - Hilton Homes UK Ltd |
| Tel: 01702 207708 |
| Mobile: 07584 161100 |
| Email: daniel@hiltonhomesuk.co.uk |

From: Suds <suds.mail@essex.gov.uk>
Sent: 03 June 2025 11:55
To: Daniel <daniel@hiltonhomesuk.co.uk>
Cc: paul wyatt <info@stoneme.com>
Subject: RE: 23/00843/DOC (SUDS-007271)

Dear Dan,
Thank you for your email. I hope you are well too.
Please can you advise if the additional information has been issued to the planner? I am happy to review the information, but we would need to issue our formal response direct to the planner. If you would like the information reviewed by us prior to submission to the Local Planning Authority then you may wish to consider the [SuDS Planning Advice Service](#).

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

Kind regards,

Gemma

Gemma Parson (she/her)

Development and Flood Risk Officer

Environment Climate Action | Climate & Adaptation | GI & SuDS

Adr: E1 County Hall, Chelmsford, Essex, CM1 1QH

Email: gemma.parson@essex.gov.uk

<https://flood.essex.gov.uk>
<https://www.essexdesignguide.co.uk/suds>
www.essex.gov.uk

From: Daniel <daniel@hiltonhomesuk.co.uk>
Sent: 28 May 2025 14:04
To: Gemma Parson - Development and Flood Risk Officer
<Gemma.Parson@essex.gov.uk>
Cc: paul wyatt <info@stoneme.com>
Subject: 23/00843/DOC (SUDS-007271)

You don't often get email from daniel@hiltonhomesuk.co.uk. [Learn why this is important](#)

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Hi Gemma,

I hope this email finds you well. I wonder if you may be able to help me. I acquired the land last July that relates to the above matter that you have been kindly consulting over the last 12 months, the last communication was in relation to the below:

- As the ditch is situated outside of the sites red line boundary and the land ownership boundary, third party agreement should be provided to discharge to the ditch.
- Please can the modelling be updated to include the entirety of the drainage system, as manholes S3A, S3B and S4 appear to be omitted. When revising the modelling, please can a MADD Factor of 0 also be used.

I can only apologise for the delay as it has taken us some time to catchup on all of the drainage related items but also find the true owner of the land/Dyke opposite our land. I am pleased to say I have now found the land owner and agreed a premium for us to discharge from the BioDisc treatment plants into the dyke and the solicitors have duly worked to produce an easement so everything is approved in terms of dyke usage and covered legally.

With regards to your request to adding a MADD factor of 0 I have also had Intermodel update the designs accordingly and attach herewith.

The MADD factor of 0 is in the attached modelling. The manholes S3A and S3B have been added to the model, S4 is the outfall.

Regards Ruth.

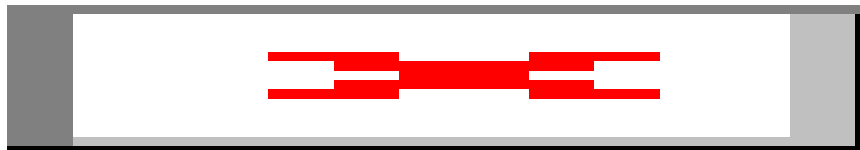
Would it be possible for you to review and let us know if you have any concerns to happy with our approach. Any questions please do shout.

Rgds & thanks

Dan.

| **Dan Hilton** |
| Director - Hilton Homes UK Ltd |
| Tel: 01702 207708 |
| Mobile: 07584 161100 |
| Email: daniel@hiltonhomesuk.co.uk |

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