

Fisher, Fay

From: Fisher, Fay
Sent: 24 January 2008 14:09
To: 'alanandjunewillis@tiscali.co.uk'
Subject: Adj 74 East Street, Coggeshall

Dear Mr Willis,

Following on from your enquiry dated 15th January 2008 regarding the above site, I have now had a chance to look through the file and check the conditions which have been discharged.

I am able to confirm to you that details were submitted to the Environment Agency with regards to the compensatory storage and no objections were raised. However, they detailed in their response the importance of a management strategy or covenant on each of the properties to ensure that the storage areas remain in perpetuity. This was put to the applicant in a letter from us dated 18th July 2007, but we have not yet received a response from them with regards to this particular matter.

I cannot therefore confirm that the condition has been discharged in full.

Kind regards

Fisher
Planning Technician, Planning Services
Braintree District Council
email: fayfi@braintree.gov.uk

From: Customer Services
Sent: 16 January 2008 11:46
To: Planning Comments
Subject: FW: Contact Information submitted

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

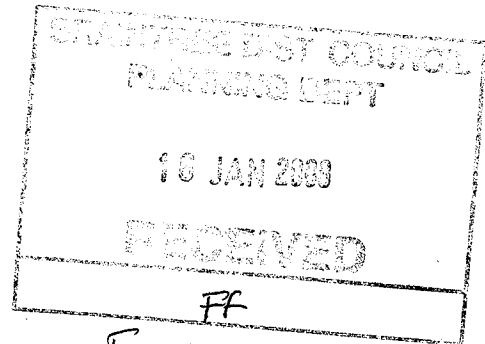
From: AchieveForms [mailto:eforms@braintree.gov.uk]
Sent: 15 January 2008 15:32
To: Customer Services
Subject: Contact Information submitted

An instance of the Contact Information form has been submitted. 15 Jan 2008 15:19:19

The status of this form is: New

Form Data:

le: MR
First Name: Alan
Last name: Willis
House No./House Name: 66a
Street Name: East Street
Address 2: Coggeshall
Address 3:
Town:
County: Essex
Postcode: CO6 1SJ
Telephone no.: 01376 561677
Email address: alanandjunewillis@tiscali.co.uk
Message: Ref. Planning Application 04/02581/FUL
Land Adjacent 74 East Street Coggeshall.



FF
Fay, liase with CSP.

May I please have your confirmation that Condition 6 of this application has been met in full.

Thank you

Alan Willis

letter 18/7/07

04/2581/FUL
You ref
Mr Paggi

01376 551414
2524
19 June 2007

Environment Agency
Eastern Area
Dr Wortley
Planning & Customer Services
Cobham Road
Ipswich
IP3 9JE

Dear Sirs

Application No: 04/2581/FUL

Proposal: Erection of six houses and garages and layout of access road


Location: Land Adjacent 74, East St, Coggeshall, Essex

I refer to the above planning permission granted with several conditions attached. Condition 6 requires the submission of a flood risk assessment, a copy of the decision notice is attached for your information.

The applicant has submitted details seeking to discharge the condition and I would ask if you could confirm in writing as to whether the details are sufficient to discharge the condition.

I look forward to hearing from you.

Yours faithfully

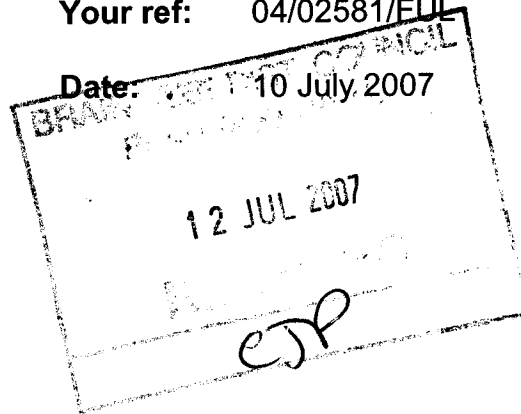

For Development Director

creating a better place



Braintree District Council
Planning Department
Causeway House
Braintree
Essex
CM7 9HB

Our ref: AE/2007/102613/01-L01
Your ref: 04/02581/FUL



FAO: Mr Paggi

Dear Sir

DISCHARGE OF CONDITION 6 - FRA SIX HOUSES AND GARAGES. LAND ADJACENT TO 74 EAST STREET COGGESHALL

Thank you for submitting details relating to condition 6 of planning permission 04/02581/FUL. We recommend discharge of this condition, and wish to make the following comments.

The details submitted show that the volume of compensatory storage required on-site can be achieved. We would like to point out that the FRA submitted in support of this planning application stated that maintenance of the floodwater storage area would be the responsibility of the owners of the houses, and the successive landowners. We would recommend that a management strategy is agreed with the landowners to ensure the storage area is maintained, and would function as intended in the future.

Yours faithfully

A handwritten signature in black ink, appearing to read "L Hinchliffe".

Miss Lindsay Hinchliffe
Planning Liaison Officer
Direct dial 01473 706820
Direct fax 01473 271320
Direct e-mail lindsay.hinchliffe@environment-agency.gov.uk

Environment Agency
Cobham Road, Ipswich, Suffolk, IP3 9JD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
End



INVESTOR IN PEOPLE

04/02581/FUL
02.618

www.braintree.gov.uk

Mr C Paggi
01376 551414 (Dial Extension)
2524
18th July 2007

e-mail: planning@braintree.gov.uk

Mr M Perugini
St. Giles Property Developments Ltd
61 Alderford Street
Sible Hedingham
Halstead
Essex

Dear Mr Perugini,

APPLICATION NO: 04/02581/FUL

DESCRIPTION: Erection of six houses and garages and layout of access road

LOCATION: Land Adjacent 74 East Street, Coggeshall, Colchester, Essex

I refer to the above development granted planning permission under Reference No. 04/02581/FUL. Condition No. 6 on the Decision Notice requires the scheme of compensatory storage, as detailed in the FRA to be commissioned to the satisfaction of the local planning authority. In this regard, I acknowledge receipt of the above information and can confirm that the Environment Agency have been consulted and have raised no objections in their response.

The Environment Agency has however, pointed out an important issue within their consultation response. As the maintenance of the floodwater storage area would be the responsibility of the owners of the houses, and the successive landowners, the Environment Agency has recommended that a management strategy is agreed with the landowners to ensure that the storage area is maintained in perpetuity.

As flooding is an important issue on the application site, I am writing to advise you that in order for this condition to be formerly discharged, the local planning authority will require you to submit evidence of some form of covenant to be placed on each of the properties that require the floodwater storage areas to be maintained in perpetuity in accordance with the submitted details.

I hope this is of assistance.

Yours sincerely,



For Head of Development


FLOOD RISK ASSESSMENT



ERECTION OF SIX HOUSES ON LAND ADJACENT TO 74 EAST STREET, COGGESHALL, ESSEX

PREPARED BY SMART PLANNING LIMITED

Plan APPROVED by the Braintree District
Council on the 11 MAY 2005


Head of Planning Services

This decision relates solely to the
application made under the Town and Country
Planning Acts, and is issued subject to any
conditions imposed by the Council.

INTRODUCTION

This Flood Risk Assessment has been prepared by *Smart Planning Limited* in connection with an application for planning permission for the erection of six houses and garages on land adjacent to 74 East Street, Coggeshall, Essex.

The location of the proposed dwellings is shown on the extract of a Topographical Plan appended as SPL1. This plan also shows the dwellings liable to flooding and has been used as a basis for the floodwater displacement calculations found on page 6 of this Assessment.

The FRA comprises;

FLOOD RECORDS (extract of an earlier FRA prepared by MLM Consulting Ltd) page 2

RAINFALL RECORDS (extract of earlier FRA prepared by MLM Consulting Ltd) page 3

DRY ESCAPE ROUTE page 4

SURFACE WATER DRAINAGE page 5

FLOOD DAMAGE LIMITATION MEASURES (FLOOD PROOFING) page 6

CULVERTS page 8

FLOOD WATER DISPLACEMENT AND COMPENSATORY STORAGE page 9

APPENDICES

SPL1 - Topographical Plan

SPL2 – Compensatory Floodwater Storage Details Plan

FLOOD RECORDS

In their initial written response to an enquiry, the Environment Agency stated that they had no records of river flooding on the site.

However, verbal information from the Essex Rivers Operations Department of the Environment Agency (Mr J Claydon) indicates that there are records of flooding in the area, in particular information gathered during flooding emergencies by an area operations office.

Of particular interest is Mr Claydon's statement that flooding occurred in October 2001, and during this flooding the area between the River Blackwater and the Back Ditch was inundated. A spot high water level taken behind the Telephone Exchange 70m west of the site was 27.647m AOD during this event.

By reference to the site survey (Appendix D), floodwater would have inundated virtually the whole site, albeit to a very shallow depth.

A return period for this flood was estimated as 1 in 500 years.

Essex County Council indicated that, while the twin 900mm culverts were unable to take the flow from the upstream catchment, and coupled with a high back water level from the flooded Back Ditch/River Blackwater, the storm drains in the road overflowed due to high rainfall, adding to water on the site. The storm drains subsequently became blocked with debris and had to be jetted clear to restore the local drainage regime.

Braintree District Council was not involved with this site or local area at the time of the flooding, being fully occupied undertaking their own drainage responsibilities elsewhere, and can add no further detail.

It is believed that there is other spot flood level information for the area, covering a number of flooding events in the area, held within the Environment Agency.

River water levels were provided by Environment Agency for two river gauging sites at Stisted (NGR TL 7930 2430) and Appleford (NGR 8450 1580). Since these have crest levels of c 31 and c 14m AOD respectively, this information is irrelevant to water levels in the Coggeshall reach of the River Blackwater given the number of intervening weirs.

RAINFALL RECORDS

The Environment Agency provided information from three sites, named only as Harborough Hall, Coggeshall and Bocking. No site NGR's were given, and the information provided was in format that could not be unravelled.

Additional enquiries of Environment Agency were made, and further information provided.

The NGR's of the rain gauge sites were given as:

Harborough Hall	TL 902 188
Coggeshall	TL 858 213
Bocking	TL 779 243

The storms which caused the October 2001 flooding were thought to be due to a stationary depression over southern England that caused widespread rainfall of long duration, considered by the Environment Agency to be an extremely rare event having a return period greater than once in a thousand years, rain falling over the whole of the River Blackwater catchment concurrently at varying intensities on to an already wet catchment.

DRY ESCAPE ROUTE

Other than localised water from flooded drains and blocked culverts East Street was not itself subject to flooding during the worst case flood described above and is above the 27.65m AOD highest recorded flood level. It is therefore adequate as a dry escape route from the site in the event of a flood.

SURFACE WATER DRAINAGE

Surface water (rainwater) from roofs and hardstandings is to be discharged into individual soakaways located in the curtilage of each dwelling, subject to favourable ground conditions. In this latter respect, detailed soil percolation tests are to be carried out prior to commencement of development and the results used to inform the location and design, (size, fill material, etc.) of the soakaways. In the event that soakaways are not suitable due to ground conditions then an alternative scheme of surface water disposal shall be designed in consultation and agreement with the Environment Agency.

FLOOD DAMAGE LIMITATION MEASURES

The floor levels of all dwellings should be raised above the worst recorded flood level of 27.65m AOD (a 1:500 year event), which occurred in October 2001. This should ensure that life and property are not directly at risk from flood water. In addition, the following measures should be incorporated into the design and construction of the six dwellings;

GROUND FLOOR CONSTRUCTION AND LEVELS

Ground floors to be constructed from block and beam floors, 0.3m above worst recorded flood depth.

Damp proof course to be located above 27.65m AOD level.

Any damp proof membrane to floor screed to be lapped into damp proof course and the joint sealed with proprietary waterproof sealant.

Oversite to be laid to fall to a single point to facilitate drainage of flood water, with a 'non-return' valve inserted into brickwork to permit drainage of floor void but to prevent entry of flood water.

EXTERNAL WALLS TO DWELLINGS AND GARAGES

All walls below 27.65M AOD should be constructed from dense frost resistant brickwork; brick classification FL to limit their capacity to absorb water.

Any cavity wall insulation within 300mm of flood level to be rigid closed cell insulation boards (not quilted insulation)

All fixings, screws, nails, cavity wall ties, wall starters etc. to be corrosion resistant stainless steel.

Air bricks to ventilate floor void to be placed above 27.65m AOD level. All airbricks to have proprietary plastic frame/cover flood barrier system fitted.

Any timber (garage doors, frames etc.) situated below the level of the worst case flood to be pressure treated with preservative e.g. tanalised.

SERVICES

All meters (gas, electricity, water) and isolator taps, valves and switches to be sited above the 27.65m AOD worst case flood level and in a location accessible to residents in the event of a flood.

Foul and surface water drainage to be fitted with non-return valves in accessible locations (e.g. in inspection chambers). Valves to be serviced on a yearly basis.

Surface water connections to be fitted with roddable traps to facilitate cleaning of debris as necessary. (Foul water system will be required to have the same under the terms of The Building Regulations).

Any cables below 27.65m AOD to be placed in plastic conduits rather than directly plastered into walls to facilitate replacement as necessary.

CULVERTS

An earlier FRA concerning the site considers that the existing highway culvert carrying the watercourse that crosses the site under East Street is sub-standard and has contributed to the flooding of the site in the past.

Ideally, it should be replaced with a new box culvert of a size designed to accommodate the worst case scenario water flow. However, requiring its replacement is beyond the scope of the development and control over this matter appears therefore to rest with the Highway Authority. The Highway Authority has been asked to consider replacing the culvert (see copy of letter attached dated 8th April 2003).

The culverts proposed to carry the watercourse through the site (under access points to dwellings) should also be designed to accommodate the worst case scenario water flow. The precise design of these should be prepared at Building Regulations stage and should be submitted for agreement with the Environment Agency before development commences.

FLOOD DISPLACEMENT CALCULATIONS AND COMPENSATORY STORAGE

Please refer to accompanying plans – ‘*Flood Displacement Mitigation Plan*’ and ‘*Compensatory Floodwater Storage details*’

Worst known Flood Depth

27.65 metres AOD

Dwelling Floor Area Calculations - (areas susceptible to flooding)

Plot 1 – gross ground floor area = 19.25 square metres

Plot 2 - Beyond flood plain

Plot 3 – gross ground floor area = 127.24 square metres

Plot 4 - gross ground floor area = 134.70 square metres

Plot 5 - gross ground floor area = 118.65 square metres

Plot 6 - gross ground floor area = 96.00 square metres

Displacement Calculations

Plot 1

Main part of house is beyond the highest recorded flood depth and so would not displace flood water. Rear projection (19.25 sq.m gross ground floor area) would displace water thus;

worst known flood depth = 27.65 m AOD

Average existing ground level = 26.63 m AOD

So 0.02 m (average) depth of standing water x 19.25 sq.m = 0.38 cubic metres of flood water displaced.

Plot 2

House and garage above worst recorded flood level; no displacement of floodwater

Plot 3

worst known flood depth = 27.65 m AOD

Average existing ground level = 27.36 m AOD

So 0.29 m (average) depth of standing water x 127.24 sq.m = 36.90 cubic metres of flood water displaced.

Plot 4

worst known flood depth = 27.65 m AOD

Average existing ground level = 27.12 m AOD

So 0.53 m (average) depth of standing water x 134.70 sq.m = 71.39 cubic metres of flood water displaced.

Plot 5

worst known flood depth = 27.65 m AOD

Average existing ground level = 26.66 m AOD

So 0.99 m (average) depth of standing water x 118.65sq.m = 117.28 cubic metres of flood water displaced.

Plot 6

worst known flood depth = 27.65 m AOD

Average existing ground level = 26.80 m AOD

So 1.05 m (average) depth of standing water x 98.78sq.m = 103.70 cubic metres of flood water displaced.

Garages

Plot 1 = 2.30 cubic metres

Plot 6 = 22.71 cubic metres

TOTAL DISPLACEMENT OF FLOOD WATER = 354.66 cubic metres

MINUS 30 cubic metres of spoil removed from floodplain as shown on plan

NET TOTAL FLOOD WATER DISPLACED = 324.66 CUBIC METRES.

Compensatory Storage

Excavate either side of the existing northwest-southeast orientated watercourse to the south of application site, as indicated on the accompanying 'Compensatory

Floodwater Storage Details plan to create floodwater storage 'berms'. The excavations are to be to a depth of 0.5m (50cm) x of 5.55 metres in width over a length of approximately 59 metres (i.e. for the length of channel coloured green on the 'Location of Proposed Channel Modifications' plan).

The excavated watercourse banks are to be hydraulically linked to the watercourse by removal of banks to the full specified depth of 0.5m. Spoil/soil equating to at least 325 cubic metres is to be removed from the channel banks, in addition to 30 cubic metres of spoil removed from the application site; all to be disposed of at an appropriate waste disposal/recycling facility.

Future maintenance of the compensatory floodwater storage 'berms' is to be the responsibility of the owners of the six houses to be constructed on the application site and their successors in title in perpetuity. A covenant to this effect is to be written into the first conveyance of each of the six new houses.