

**Davison, Max**

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**From:** Laura Hemsworth <LHemsworth@castlepoint.gov.uk>  
**Sent:** 23 August 2021 15:27  
**To:** Davison, Max  
**Subject:** RE: Hadleigh Flood Risk Enquiry

Good Afternoon,

Thank you for your email and my apologies for any delayed response.

I can advise that Environmental Health at Castle Point Borough Council don't have any involvement in matters of this nature and have no comments to make. I hope Essex County Council can offer you further assistance.

Kind Regards

**Laura Hemsworth** BSc (Hons) MSc MCIEH  
Senior Environmental Health Officer  
Environmental Health Services

Power up and  
transfer to the  **OPEN** Portal

## Moving Forwards

The council has continued to provide services to the public throughout the pandemic. Offering more of our services online and via the telephone has resulted in more efficient service delivery and positive feedback. Therefore, we intend to continue to operate this way.

We remain committed to providing our residents with a high level of service and we ask that appointments are made before attending the offices. To contact the council, please first see what you can do online at [www.castlepoint.gov.uk](http://www.castlepoint.gov.uk) before calling us on **01268 882200**. For general enquires, email us at [info@castlepoint.gov.uk](mailto:info@castlepoint.gov.uk)



**Castle Point Borough Council** | telephone: **01268 882390** | email: [lhemsworth@castlepoint.gov.uk](mailto:lhemsworth@castlepoint.gov.uk)  
| website: [www.castlepoint.gov.uk](http://www.castlepoint.gov.uk)

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**From:** Davison, Max <Max.Davison@stantec.com>

**Sent:** 11 August 2021 17:58

**To:** Environmental\_Health <Environmental\_Health@castlepoint.gov.uk>; Info <Info@castlepoint.gov.uk>

**Cc:** Knowles, Stephanie <stephanie.knowles@stantec.com>

**Subject:** FW: Hadleigh Flood Risk Enquiry

**Importance:** High

Dear Sir/Madam,

Please can you respond to the below flood risk enquiry dated 5<sup>th</sup> February 2021. Aside from the automated response stating the email was received, I haven't heard anything back yet.

I must emphasis the urgency of this as we will need it for submission of planning in relation to the site.

Any help is greatly appreciated.

Kind regards,

**Max Davison**

BSc(Hons) MSc GradCIWEM

Graduate Engineer

3<sup>rd</sup> Floor, 50-60 Station Road, Cambridge, CB1 2JH

Direct: +44 1223802939

[max.davison@stantec.com](mailto:max.davison@stantec.com)



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**From:** Davison, Max

**Sent:** 05 February 2021 12:33

**To:** [environmentalhealth@castlepoint.gov.uk](mailto:environmentalhealth@castlepoint.gov.uk)

**Cc:** Knowles, Stephanie <[stephanie.knowles@stantec.com](mailto:stephanie.knowles@stantec.com)>

**Subject:** Hadleigh Flood Risk Enquiry

Dear Sir/Madam,

Stantec has been commissioned to undertake a Flood Risk Assessment and Drainage Strategy (both surface water and foul) to support an outline planning application for Land at Hadleigh, Essex, SS7 3NZ (National Grid Ref: 580366E,

189099N). This site is allocated in the adopted Castle Point Borough Council's Draft Submission Local Plan under allocation site HO13. A site plan is attached.

The site is in Flood Zone 1 'Low Probability' of river/tidal flooding according to the Flood Map for Planning. The site is not located within an EA Groundwater Source Protection Zone (SPZ).

Could you please provide us with any information in your possession regarding flood records and/or data for the site? We are also speaking to Anglian Water, Essex County Council (LLFA), and the Environment Agency.

Additionally, we would be grateful if you could answer these questions please:

- What scope of work will be required for the flood risk assessment;
- We believe the Sequential Test and Exception Test will not be required for this site to support a full planning application as the site is allocated within the local plan, please confirm if this is acceptable?;
- Confirmation on requirements for the emerging surface water drainage strategy;
- Confirm the costs for any flood risk and drainage pre-application advice.

Thank you for your assistance. If you require any further information, please contact myself on this contact email address.

Please let us know as soon as possible if there is a charge for this information so that we can raise the necessary payment.

Kind regards,

**Max Davison**  
BSc(Hons) MSc GradCIWEM  
Graduate Engineer

3<sup>rd</sup> Floor, 50-60 Station Road, Cambridge, CB1 2JH  
Direct: +44 1223802939  
[max.davison@stantec.com](mailto:max.davison@stantec.com)



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## **Appendix J      Development Proposals**





Contractors and consultants are not to scale dimensions from this drawing

KEY

Application site area - 27.89ha

Developable area - 13.62ha  
(49% of site area)  
Including all buildings, streets, parking, private gardens, some play areas, hard and soft landscaping and other incidental open space

Multi functional open space - (51% of site area)  
Multi functional open space is described in the Design and Access Statement and shown in greater detail on the Multi Functional Open Space Parameters Plan

Medical centre - 0.31ha  
(indicative location)

Community/sports hall - 0.29ha  
(indicative location)

Early years centre - 0.13ha  
(indicative location)

Indicative location of local centre building

Vehicular access - main  
(indicative location)

Vehicular access - private  
(indicative location)

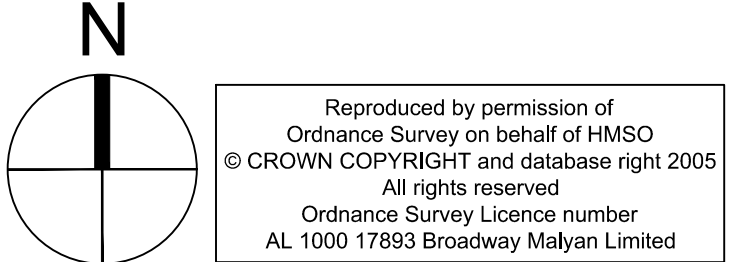
Main street (indicative)

Bus only link (indicative)

Private vehicular access to third party land

SuDS  
(indicative extent)

Retained ornamental lake



Revision	Date	Description
--	YY-MM-DD	

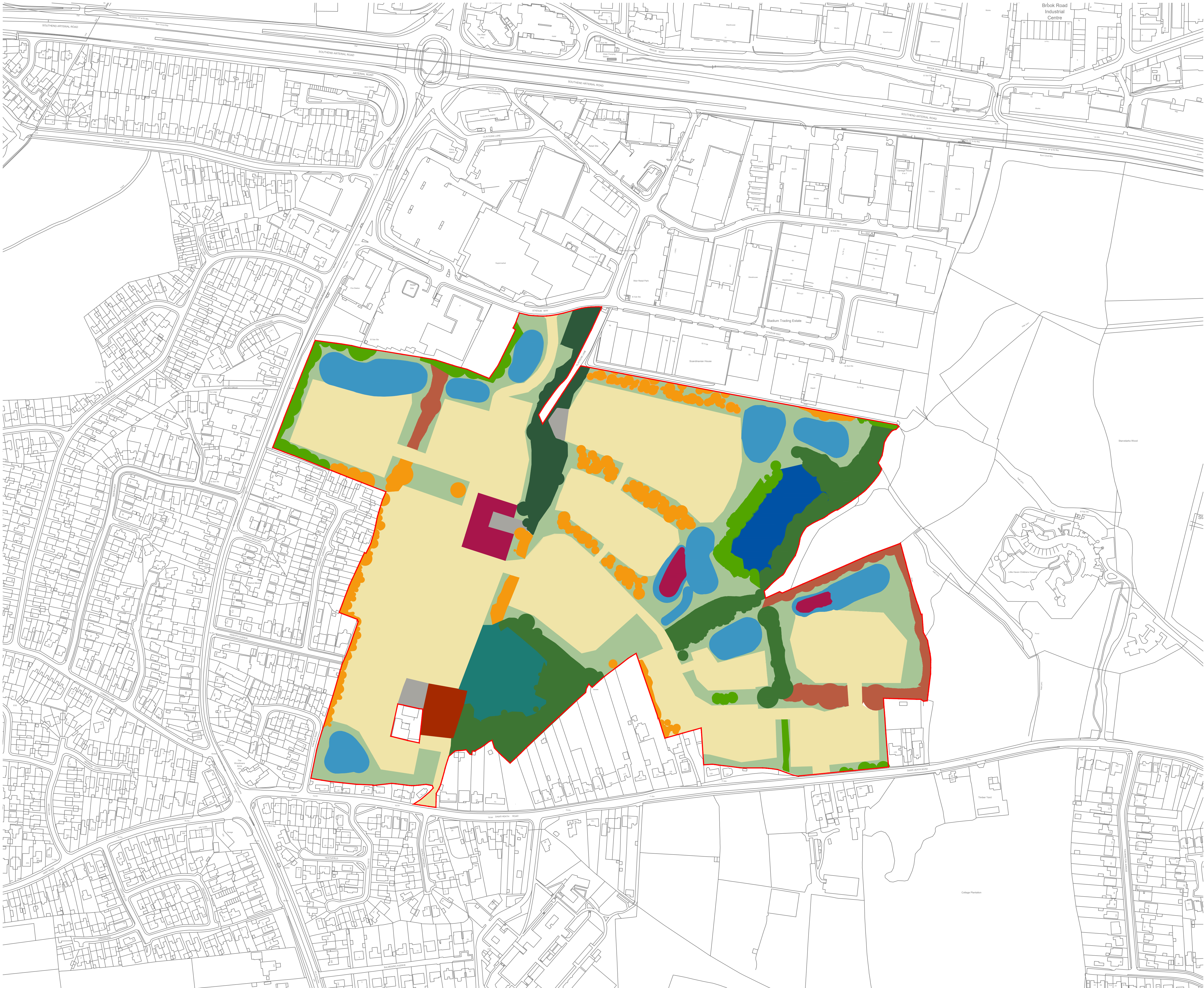
BroadwayMalyan<sup>BM</sup>

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E: [Lon@BroadwayMalyan.com](mailto:Lon@BroadwayMalyan.com)  
[www.BroadwayMalyan.com](http://www.BroadwayMalyan.com)

Client  
**This Land**  
Project  
**Land East of Rayleigh Road  
Thundersley**  
Description  
**Proposed Parameter Plan  
Land Use and Vehicular Access**

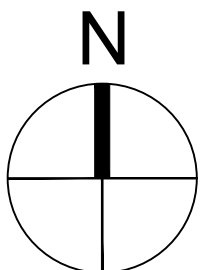
Status <b>Preliminary</b>	Drawn By <b>JW</b>	Date <b>Nov 22</b>
Scale <b>1:2000@A1</b>	Drawing Number <b>301</b>	Revision <b>L</b>





Contractors and consultants are not to scale dimensions from this drawing

- KEY**
- Application site area - 27.89ha
  - Development area
  - Multi functional open space - 14.60ha  
Including all elements of multi functional open space, as set out below.
  - Line of trees -
  - Other broadleaved woodland -
  - Other mixed woodland -
  - Native hedgerow with trees -
  - Species rich grassland -
  - Species rich seasonal wet grassland (SuDS) -
  - Mixed scrub -
  - Traditional orchard -
  - Allotments -
  - Ornamental lake -
  - Modified grassland -
  - Artificial vegetated unsealed surface -



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[www.BroadwayMalayan.com](http://www.BroadwayMalayan.com)

Client  
**This Land**

Project  
**Land East of Rayleigh Road  
Thundersley**

Description  
**Proposed Parameter Plan  
Multi Functional Open Space**

Status		
Preliminary		
Scale	Drawn By	Date
1:2000@A1	MJ	Nov 22
Job Number	Drawing Number	Revision
34580	303	G



## **Appendix K      Surface Water Drainage Strategy**





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Areas of Site Basins					
Basin	Basin Bed (m <sup>2</sup> )	Basin Embankment (m <sup>2</sup> )	Maintenance Strip (m <sup>2</sup> )	Outer Grading (m <sup>2</sup> )	Total Area (m <sup>2</sup> )
1a	1640.87	1211.01	974.30	755.07	4581.25
2a	280.01	423.23	421.743	340.18	1495.17
2b	315.27	474.22	437.04	445.22	1671.76
3a	472.42	498.72	454.92	564.12	1990.18
4a	832.25	630.76	551.19	453.92	2468.17
4aib	598.93	579.93	514.13	414.78	2107.77
4b	1591.13	1622.49	649.20	787.64	4634.09
5a	589.00	563.67	502.27	416.30	2071.24
5b	945.15	950.51	581.96	945.24	3422.86

P11	REVISED ACCORDING TO NEW SITE BOUNDARY	KB	SK	2022.11.28
P10	REVISED ACCORDING TO NEW MASTERPLAN & SITE BOUNDARY	KB	SK	2022.07.22
P9	REVISED	HA	SK	2022.03.14
P8	CATCHMENT 4 REVISED. BASINS 4A AND 4B REVISED TO SUIT	KB	SK	2021.11.09
P07	ATTENUATION BASIN MOVED OUT OF G48	CS	SK	2021.08.02
P06	AREAS OF BASINS TABLE	KB	SK	2021.07.13
P05	SITE BOUNDARY	KB	SK	2021.07.03
P04	BASIN 1, 2 AND 5A AMENDED, ACCESS ROAD	CS	SK	2021.06.09
P03	REVISED TO SUIT LATEST MASTERPLAN	KB	SK	2021.05.22
P02	CATCHMENT 2, 4A, 4B, 5A AND 5B BASIN REVISED	HA	SK	2021.05.04
P01	REVISED	HA	SK	2021.04.08
Issued/Revision		By	Apd	YYYY.MM.DD
	HA	HA	SK	2021.03.10
	Dwn.	Dign.	Chkd.	YYYY.MM.DD

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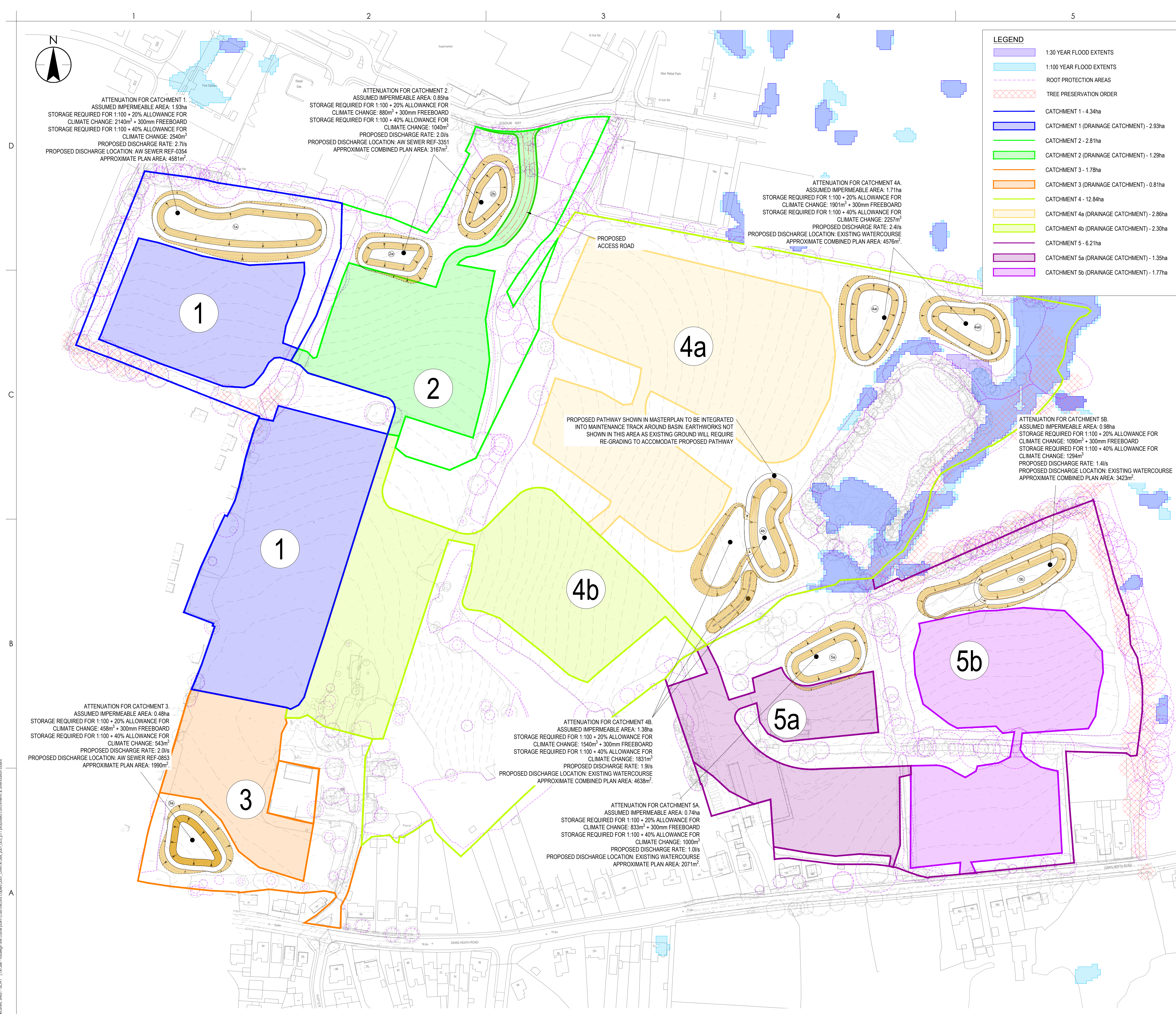
A DEVELOPMENT  
BUSINESS

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HADLEIGH SITE CASTLE POINT

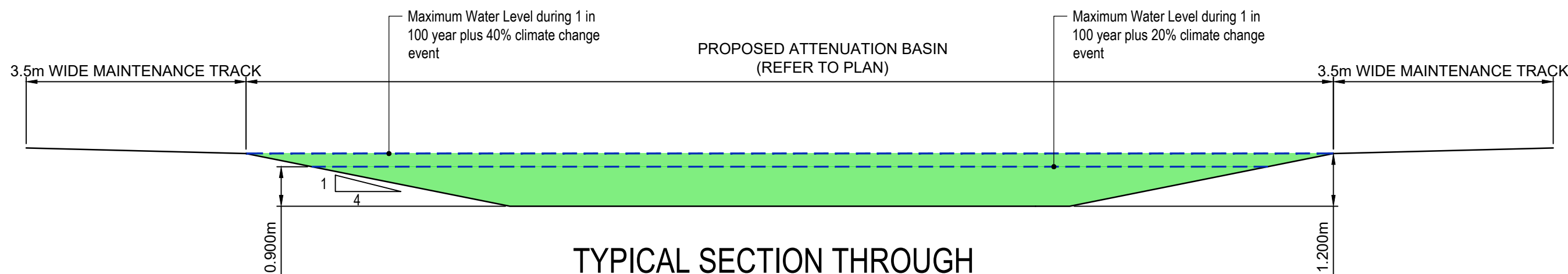
Title  
PROPOSED CATCHMENTS &  
ATTENUATION BASINS

Project No. 47268	Scale 1:1250
Revision <b>P11</b>	Drawing No. <b>47268/2001/003</b>

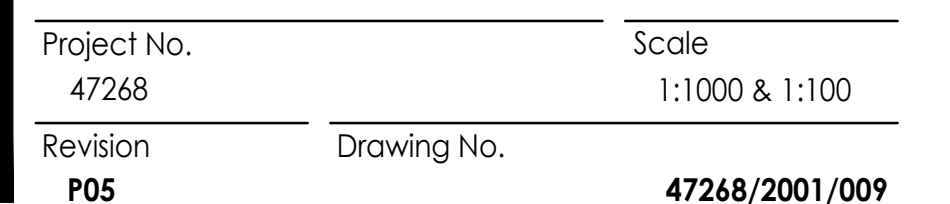


collected: 29.11.2022 11:29:41:244 PM By: Burnside, Kieran  
ORIGINAL SHEET: 150A1 | V:\V7268 - Hadleigh site castle point\cod record copies\2001\_chv\5.47768\_2001\_003.p1 | proposed catchments & attenuation basins





SCALE 1:100












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## CATCHMENT 2 SUMMARY

ASSUMED IMPERMEABLE AREA: 0.85ha  
 PROPOSED DISCHARGE RATE: 2.0l/s (AGREEED WITH ANGLIAN WATER)  
 STORAGE REQUIRED UP TO 1:10 YEAR EVENT: 370m³  
 STORAGE REQUIRED UP TO 1:30 YEAR +20%cc EVENT: 609m³  
 STORAGE REQUIRED UP TO 1:100 YEAR +20%cc EVENT: 877m³  
 STORAGE REQUIRED UP TO 1:100 YEAR +40%cc EVENT: 1038m³

- |   |  |
|---|--|
|  | 1:30 YEAR FLOOD EXTENTS  |
|  | 1:100 YEAR FLOOD EXTENTS   |
|  | ROOT PROTECTION AREAS  |
|  | TREE PRESERVATION ORDER  |
|  | ATTENUATION PROVIDING STORAGE UP TO 1 IN 100<br>YR PLUS 40% CLIMATE CHANGE |

P08	MASTERPLAN UPDATED, CATCHMENT AREA REVISED ACCORDINGLY	KB	SK	2022.07.22
P07	CATCHMENT SUMMARY & BASIN	HA	SK	2022.03.14
P06	CATCHMENT AREA REVISED	ECR	SK	2021.08.05
P05	REVISED	HA	SK	2021.08.02
P04	ATTENUATION BASIN MOVED OUT OF AREA G48	CS	SK	2021.07.28
P03	CATCHMENT 2 AREA AND BASIN REDUCED	HA	SK	2021.06.09
P02	REVISED TO SUIT LATEST MASTERPLAN	HA	SK	2021.05.21
P01	BASIN 2 REVISED	HA	SK	2021.05.04
Issued/Revision		By	Appd	YYYY.MM.DD
	HA	HA	SK	2021.04.08
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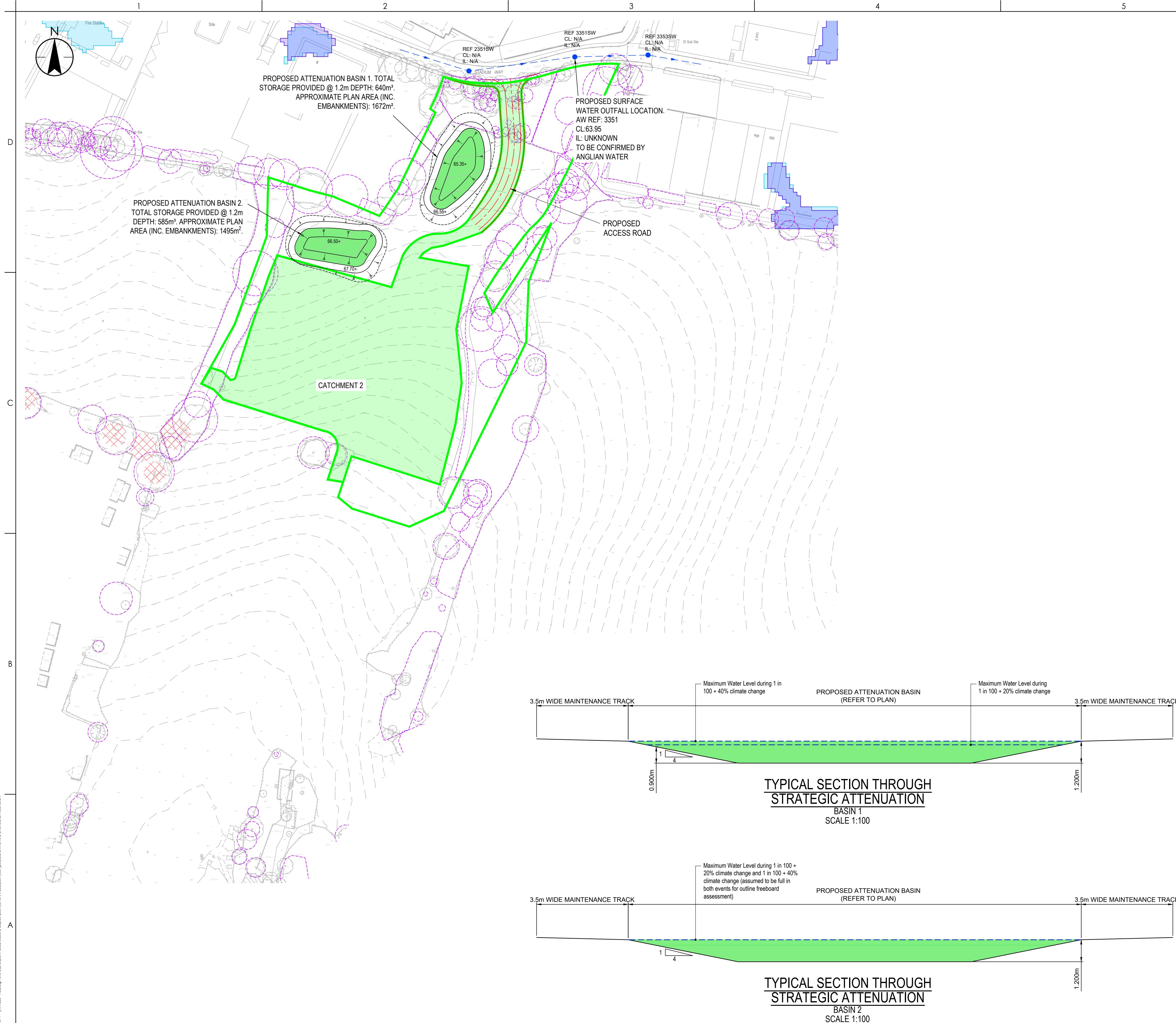


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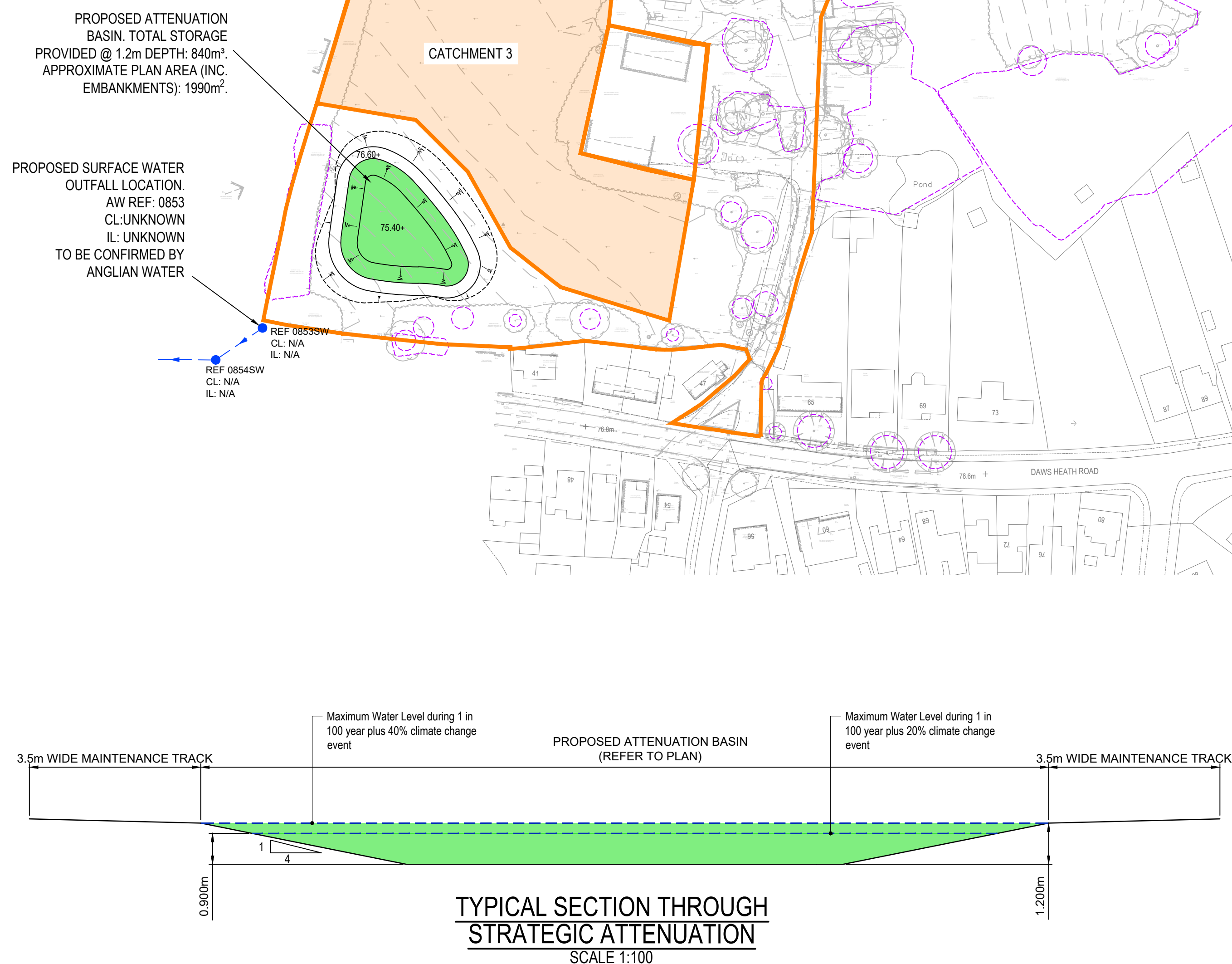
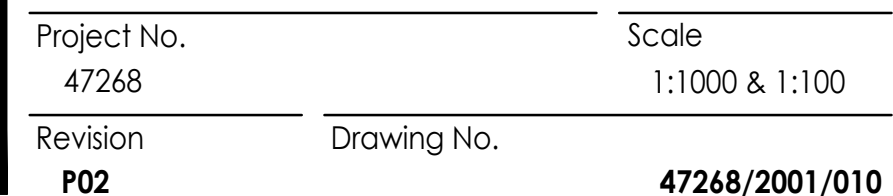
Title  
CATCHMENTS 2 ATTENUATION

Project No. 47268	Scale 1:1000 & 1:100
Revision <b>P08</b>	Drawing No. <b>47268/2001/00</b>

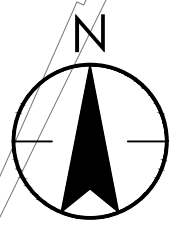


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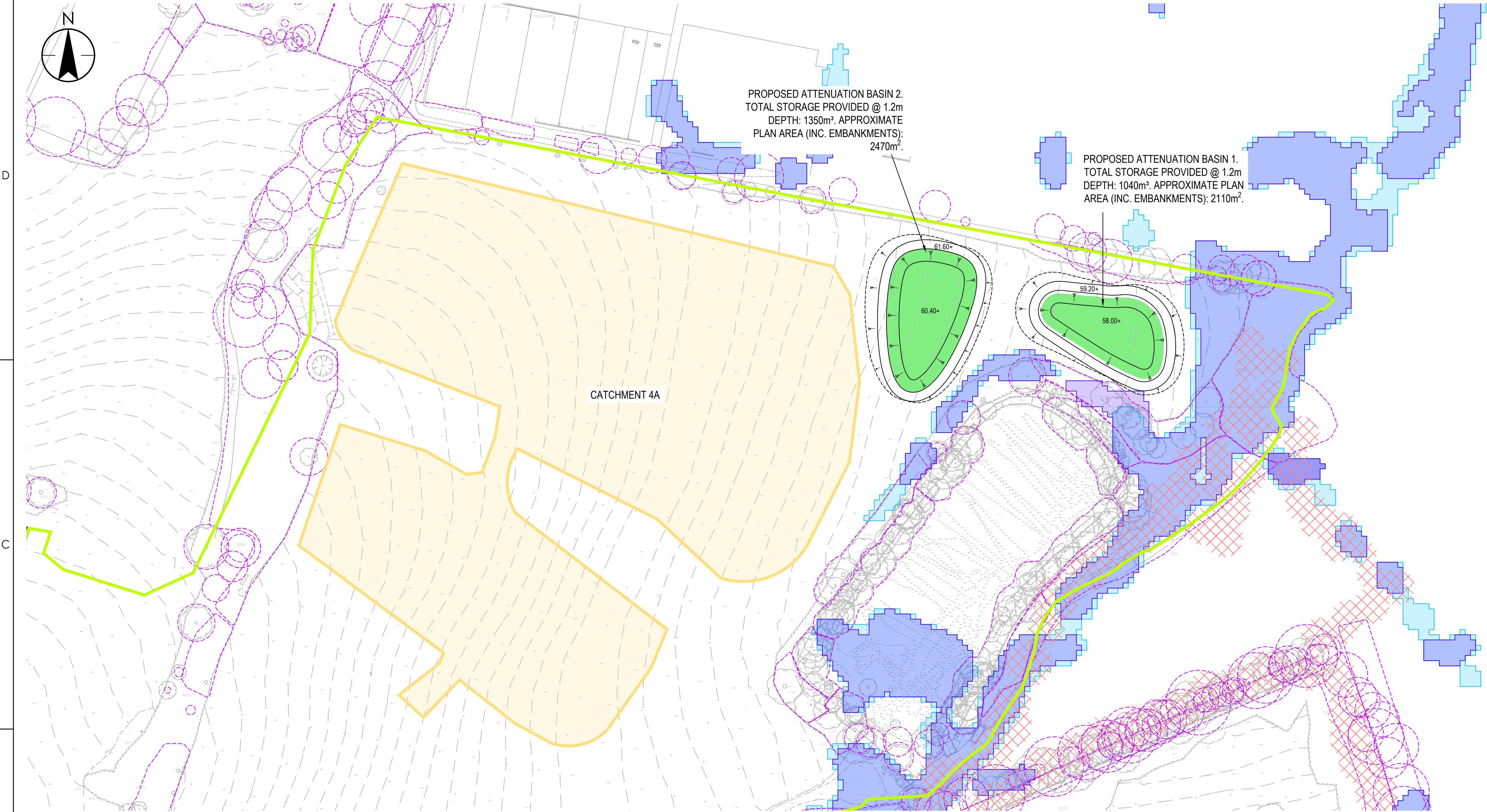
D

C

B

A

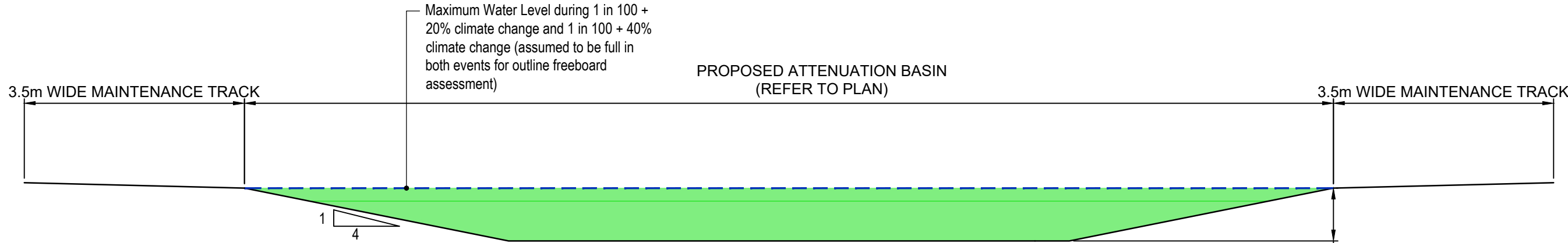
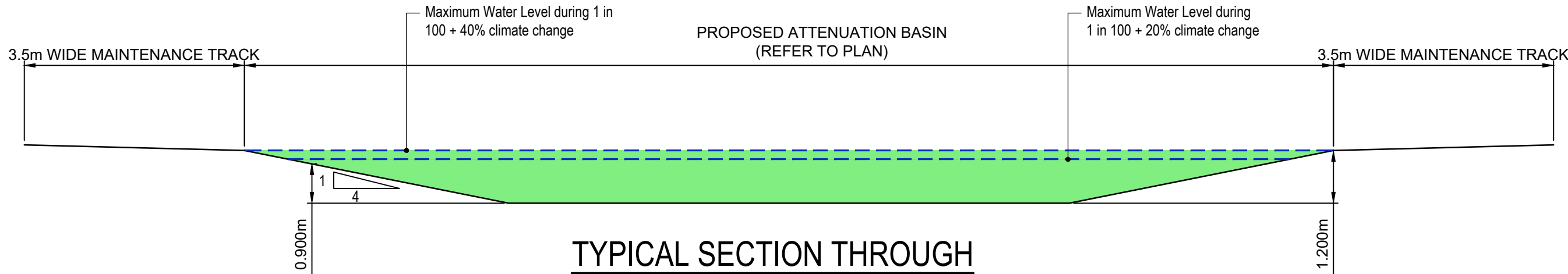
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C:\WORK\47268\47268.dwg 1:10000 (drawing) are some point (local) dwg: 10001\_csh\47268\_2001\_008.csh comments: see plan/section for location



PROPOSED ATTENUATION BASIN 2.  
TOTAL STORAGE PROVIDED @ 1.2m  
DEPTH: 1350m³. APPROXIMATE  
PLAN AREA (INC. EMBANKMENTS):  
2470m².

PROPOSED ATTENUATION BASIN 1.  
TOTAL STORAGE PROVIDED @ 1.2m  
DEPTH: 1040m³. APPROXIMATE PLAN  
AREA (INC. EMBANKMENTS): 2110m².

CATCHMENT 4A



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Notes

CATCHMENT 4A SUMMARY

ASSUMED IMPERMEABLE AREA: 1.71ha  
PROPOSED DISCHARGE RATE: 2.4l/s  
STORAGE REQUIRED UP TO 1:10 YEAR EVENT: 814m³ STORAGE  
REQUIRED UP TO 1:30 YEAR +20%cc EVENT: 1390m³ STORAGE  
REQUIRED UP TO 1:100 YEAR +20%cc EVENT: 1901m³ STORAGE  
REQUIRED UP TO 1:100 YEAR +40%cc EVENT: 2257m³

- 1:30 YEAR FLOOD EXTENTS
- 1:100 YEAR FLOOD EXTENTS
- ROOT PROTECTION AREAS
- TREE PRESERVATION ORDER
- ATTENUATION PROVIDING STORAGE UP TO 1 IN 100 YR PLUS 40% CLIMATE CHANGE

P04 - MASTERPLAN UPDATED, CATCHMENT AREA REVISED ACCORDINGLY	KB	SK	2022.07.22
P03 - CATCHMENT AREA/SUMMARY, BASIN 2 UPDATED	HA	SK	2022.03.14
P02 - REVISED TO SUIT LATEST MASTERPLAN	HA	SK	2021.05.21
P01 - BASIN UPDATED TO SUIT REVISED CATCHMENT	HA	SK	2021.05.04
Issued/Revision	By	Appd	YYYY.MM.DD

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