

**From:** Toby Coombes [<mailto:t.coombes@ce-architects.co.uk>]

**Sent:** 11 July 2019 11:35

**To:** Brace, Carl

**Cc:** 'Hockenhull, Joel'; Robert Wilson; 'Blair, Ruth'; 'Head, Colin' [REDACTED]

**Subject:** RE: 16.20.011 (D) gorsley 182139 and 191593 - Drainage Comments

Dear Carl,

I have just left a voicemail as this is now causing our client significant issues.

The discussions on the discharge of drainage has been going on for some time now and we need to understand the councils position on this so we can tie up the paperwork. We first asked the question on the drainage on the additional 4 dwellings on the 16.04.2019 so we at least need an in principle comment/decision.

I have also produced the attached summaries for both the 7 unit and 4 unit schemes indicating our understanding of what is still awaiting approval.

Could you please review and come back to us with an update.

As previously offered if the most time efficient way for us to resolve this is to drive down and discuss around a table we are more than happy to do that?

Many thanks

**Toby Coombes**

Director

coombes : everitt architects Limited

105-107 Bath road, Cheltenham, Gloucestershire. GL53 7LE

t: 01242 807727 m: 07714 257074 [www.ce-architects.co.uk](http://www.ce-architects.co.uk)

follow ce\_architects on



This email and any attachments are intended for the addressee(s) only and may be confidential. If you are not the intended recipient, please inform the sender by replying to the email that you have received in error and then destroy the email. If you are not the intended recipient, you must not use, disclose, copy or rely on the email or its attachments in any way. Although we have taken steps to ensure the email and its attachments are virus-free, we cannot guarantee this or accept any responsibility, and it is the responsibility of recipients to carry out their own virus checks. Internet communications are not secure and we therefore cannot accept legal responsibility for the contents of this message as it has been transmitted over a public network.

**New Residential Development  
Land Adjacent to Chapel Lane, Gorsley. HR9 7SE**

**Summary of Planning Conditions (REF: 163343)  
Approved 16<sup>th</sup> March 2017**

**Commencement Checklist**

REV A – 11.07.2019.

Nº.	commencement	title	action	submitted	discharged
1	statement	Commence within 3 year of approval (16.03.2020).	client		N/A
2	Statement	Complete works in line with approved drawings.	client		N/A
3	PTC	Completion of visibility splays in line with design parameters.	Client	5.11.2018	N/A
4	PTC	Details and specification of vehicular access to be approved and constructed.	architect/ engineer	5.11.2018	4.3.2019
5	PTC	Details and specification of private driveways to be approved and constructed.	architect/ engineer	5.11.2018	4.3.2019
6	PTO	Complete access road, turning areas and parking facilities in accordance with details to be submitted and approved.	architect/ engineer	5.11.2018	
7	PTC	Wheel cleaning to be provided in accordance with details to be submitted and approved.	architect/ client	5.11.2018	16.07.2018
8	PTO	Complete all roadworks and soft landscaping within a period of 2 years. Details and specification to be in accordance with details to be submitted and approved.	architect/ client	5.11.2018	4.3.2019
9	PTC	Parking for site operatives to be provided in accordance with details to be submitted and approved.	architect/ client	5.11.2018	16.07.2018
10	PTO	Cycle parking to be provided in accordance with details to be submitted and approved.	architect/ client	5.11.2018	4.3.2019
11	statement	Recommendations of WILDWOOD ECOLOGY to be fully implimented prior to occupation.	Client		N/A

12	PTC	a habitat enhancement scheme integrated with the detailed landscape scheme should be submitted to and be approved in writing by the local planning authority, and the scheme shall be implemented as approved.	Client	5.11.2018	16.07.2018
13	statement	Withdraw of permitted development rights.			
14	statement	Withdraw of permitted development rights.			
15	PTW	No works in relation to any boundary treatments required by this condition shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, type, design and materials of any boundary treatment to be erected.	Landscape/ client	5.11.2018	16.07.2018
16	PTC	With the exception of any site clearance and groundwork (excluding any works to retained features), no further development shall commence on site until a landscape design has been submitted to and approved in writing by the Local Planning Authority.	landscape/ client	5.11.2018	16.07.2018
17	statement	The soft landscaping scheme approved under condition 16 shall be carried out concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development.			N/A
18	PTO	Prior to the first occupation of any of the residential development hereby permitted written evidence / certification demonstrating that water conservation and efficiency measures	architect/ client	5.11.2018	16.07.2018
19	statement	The garages hereby permitted shall be used solely for the garaging of private vehicles and for purposes incidental to the enjoyment of the dwelling house.	owner		N/A

20	statement	None of the existing trees and/or hedgerows on the site (other than those specifically shown to be removed on the approved drawings) shall be removed, destroyed or felled without the prior approval in writing of the Local Planning Authority.	client		N/A
21	Statement	No development, including demolition works shall be commenced on site or site huts, machinery or materials brought onto the site, before adequate measures have been taken to prevent damage to those trees/hedgerows that are to be retained.	client	5.11.2018	16.07.2018
22	PTO	No development approved by this permission shall be occupied until a scheme for the provision of surface water drainage works		5.11.2018	
23	PTO	Prior to the first occupation of the development hereby permitted, full details of all external lighting to be installed upon the site.	architect/ client	5.11.2018	25.03.2019

- PTC – prior to commencement, PTO – prior to occupation, PTW – prior to this element commencing.
- **Green** – proceed, **amber** – requires more input, **red** – works cannot proceed.



## New Residential Development Ferraby Gorsley.

### Summary of Planning Conditions (REF: 181093) Approved 24<sup>th</sup> May 2018.

#### Commencement Checklist

REV P1 – 25<sup>th</sup> May 2018.

Nº	commencement	title	action	submitted	discharged
1	statement	Commence within 3 year of approval (24.04.2021).	client		N/A
2	Statement	Complete works in line with approved drawings.	client		N/A
3	PTC	Material samples for roofs and walls to be approved.		3.05.2019	29.05.2019
5	statement	Garage to be used solely for the parking of cars			N/A
6	statement	Garage to stay as a garage and not be converted to habitable accomodation.			N/A
7	Statement	Removal of permitted development rights			N/A
8	PTC	Details of boundary treatments.		3.05.2019	
9	PTC	Details of hard and soft landscape scheme to be approved.	architect/ landscape	3.05.2019	29.05.2019
10	Statement	Complete soft landscape in line with approved drawings and maintain for 5 years.			N/A
11	PTC	Provide visibility splays in line with design distances.		3.05.2019	29.05.2019
12	PTC	Details of new access drive to be submitted.		3.05.2019	29.05.2019
13	PTO	Driveways to be installed in line with approved design prior to first occupation.		3.05.2019	29.05.2019
14	PTO	Acces, turning and parking facilities to be installed in line with approved design prior to first occupation.		3.05.2019	29.05.2019
15	PTC	Details of wheel washing		3.05.2019	29.05.2019
16	PTC	Parking for site operative to be set out and approved.		3.05.2019	29.05.2019

17	PTC	Details of covered cycle parking.		3.05.2019	29.05.2019
18	PTC	SuDS and water efficiency measures to be approved.		3.05.2019	
19	PTC	Protection of existing soft landscape and vegetation – submit root protection area plan for approval. Adhere to other statements on landscaping.		3.05.2019	
20	statement	Adhere to recommendations in ecological protection, mitigation and working methods scheme by WILDWOOD ECOLOGY.			N/A
21	PTO	Within 3 months of completion show evidence of installed bat boxes, bird nesting boxes and insect habitat.			
22	PTO	Water efficiency calculations		3.05.2019	29.05.2019

- PTC – prior to commencement, PTO – prior to occupation.
- **Green** – proceed, **amber** – requires more input, **red** – works cannot proceed.

**From:** Toby Coombes  
**Sent:** 03 July 2019 13:49  
**To:** 'Brace, Carl' <[cbrace@herefordshire.gov.uk](mailto:cbrace@herefordshire.gov.uk)>  
**Cc:** 'Hockenhull, Joel' <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>; Robert Wilson <[Robert@rowntree.co.uk](mailto:Robert@rowntree.co.uk)>; 'Blair, Ruth' <[Ruth.Blair@balfourbeatty.com](mailto:Ruth.Blair@balfourbeatty.com)>; 'Head, Colin' [REDACTED]  
**Subject:** 16.20.011 (D) gorsley 182139 and 191593 - Drainage Comments

Dear Carl,

The discussions on drainage have been going on for some time now and we are very keen to get this resolved as the houses have come on and we have interest in sales.....which we obviously cannot complete on as we have not drainage scheme. Is this something which could be resolved quicker if we had a meeting or can we have comments back in a more timely manner? I realise everyone is busy but the additional information was submitted in April and we do not appear to be any neared on an approval of the principle?

We are also aware we need to make a formal submission on the second 4 houses once we have an agreement in principle which adds more time.

Could you help with getting this a bit more priority?

Any help would be gratefully received.

**Toby Coombes**  
Director

coombes : everitt architects Limited  
105-107 Bath road, Cheltenham, Gloucestershire. GL53 7LE  
t: 01242 807727 m: 07714 257074 [www.ce-architects.co.uk](http://www.ce-architects.co.uk)

follow ce\_architects on



This email and any attachments are intended for the addressee(s) only and may be confidential. If you are not the intended recipient, please inform the sender by replying to the email that you have received in error and then destroy the email. If you are not the intended recipient, you must not use, disclose, copy or rely on the email or its attachments in any way. Although we have taken steps to ensure the email and its attachments are virus-free, we cannot guarantee this or accept any responsibility, and it is the responsibility of recipients to carry out their own virus checks. Internet communications are not secure and we therefore cannot accept legal responsibility for the contents of this message as it has been transmitted over a public network.

**From:** Robert Wilson <[Robert@rowntree.co.uk](mailto:Robert@rowntree.co.uk)>  
**Sent:** 25 June 2019 09:15  
**To:** 'Blair, Ruth' <[Ruth.Blair@balfourbeatty.com](mailto:Ruth.Blair@balfourbeatty.com)>  
**Cc:** 'Hockenhull, Joel' <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>; 'Brace, Carl' <[cbrace@herefordshire.gov.uk](mailto:cbrace@herefordshire.gov.uk)>; Toby Coombes <[t.coombes@ce-architects.co.uk](mailto:t.coombes@ce-architects.co.uk)>  
**Subject:** RE: 16.20.011 (D) gorsley 182139 and 191593 - Drainage Comments

Good Morning Ruth

Can you please provide an update to the items below regarding Gorsley.

We do need to resolve these items as soon as possible please.

Kind Regards  
Rob

Robert Wilson

Senior Civil Engineer  
For Rowntree Partnership  
Consulting Structural & Civil Engineers

Tel ; 01452 883 859  
Mob ; 07751 780 788  
Email; [robert@rowntree.co.uk](mailto:robert@rowntree.co.uk)  
Web; [www.rowntree.co.uk](http://www.rowntree.co.uk)



**Head Office; Rowntree Consulting Ltd. 12 Wheatstone Court, Davy Way, Waterwells Business Park, Gloucester. GL2 2AQ.**  
Registered Office; Rowntree Consulting Ltd. 15 Stanbridge Way, Quedgeley, Gloucester. GL2 4RE.  
Registered Number ; 09559238 (Great Britain)  
Directors; D A Williams. P T Preston.

This e-mail is confidential and may contain privileged information. You should not disclose it's contents to any other person, nor copy, nor in any other way use this information. If you are not the intended recipient, if any of the contents are unclear or if you suspect the message may have been intercepted or amended please immediately notify the sender named above. Internet communications are not secure and we therefore cannot accept legal responsibility for the contents of this message as it has been transmitted over a public network.

**From:** Robert Wilson  
**Sent:** 17 June 2019 16:29  
**To:** Blair, Ruth <[Ruth.Blair@balfourbeatty.com](mailto:Ruth.Blair@balfourbeatty.com)>  
**Cc:** Hockenhull, Joel <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>; 'Brace, Carl' <[cbrace@herefordshire.gov.uk](mailto:cbrace@herefordshire.gov.uk)>; Toby Coombes <[t.coombes@ce-architects.co.uk](mailto:t.coombes@ce-architects.co.uk)>  
**Subject:** RE: 16.20.011 (D) gorsley 182139 and 191593 - Drainage Comments

Afternoon Ruth

Thanks your for both your comments and your time earlier today.

As per our discussion, it is our understanding that there are two principle concerns which need to be resolved in seeking recommendation of approval.

1. Storm water calculations for 'individual' catchment areas,
2. Pumping of water 'not' permitted.



We can confirm that the soakaway calculations have been prepared for a range of catchment areas rather than 'specific plot areas,' to rationalise (where possible) the type and size of the soakaway structures. A soakaway schedule has been prepared and incorporated on the top left hand corner of our drawing (12050-500) confirming the type/size/depth/level/area served of each structure. The banding of catchments areas will allow for example SA2 and SA3 to be the same size (catchment areas served 125 & 130m Sq respectively) – both are catered by a soakaway sized for 150m sq allowing some tolerance for future connection etc. All soakaways are calculated for the 1:100yr +40% as per the provided calculations.

We understand your reservations with regards to pumping of water however can confirm that alternative gravity options have been investigated and discounted. The constraints of the site and requirements have rendered a pumped discharge from the treatment plant as the most viable option. As your aware, drainage mounds are accepted by Building Regulations (Part H diag 2) which, may require the perforated pipes to be located above natural/adjacent ground level. Pumping stations are also permitted within section 2. As discussed please also note;

- The treatment plant will serve multiple properties and therefore ongoing maintenance contract will be required.
- A sampling chamber is located for testing of the discharged flows.
- Foul water is conveyed by gravity to the treatment plant, the discharged water only will require pumping (therefore no solids – reduced risk of pump failure).
- The treatment plants will require power to operate. (These can be also be supplied with the pumps installed).
- The drainage mound has been specified due to the ground conditions. The mound will also provide opportunity for tertiary treatment.

We trust the above is sufficient and look forward to receiving your approval.

Kind regards

Robert Wilson

Senior Civil Engineer  
For Rowntree Partnership  
Consulting Structural & Civil Engineers

Tel ; 01452 883 859  
Mob ; 07751 780 788  
Email; [robert@rowntree.co.uk](mailto:robert@rowntree.co.uk)  
Web; [www.rowntree.co.uk](http://www.rowntree.co.uk)



**Head Office; Rowntree Consulting Ltd. 12 Wheatstone Court, Davy Way, Waterwells Business Park, Gloucester. GL2 2AQ.**  
Registered Office; Rowntree Consulting Ltd. 15 Stanbridge Way, Quedgeley, Gloucester. GL2 4RE.  
Registered Number ; 09559238 (Great Britain)

Directors; D A Williams. P T Preston.

This e-mail is confidential and may contain privileged information. You should not disclose it's contents to any other person, nor copy, nor in any other way use this information. If you are not the intended recipient, if any of the contents are unclear or if you suspect the message may have been intercepted or amended please immediately notify the sender named above. Internet communications are not secure and we therefore cannot accept legal responsibility for the contents of this message as it has been transmitted over a public network.

**From:** Blair, Ruth <[Ruth.Blair@balfourbeatty.com](mailto:Ruth.Blair@balfourbeatty.com)>

**Sent:** 12 June 2019 10:14

**To:** Robert Wilson <[Robert@rowntree.co.uk](mailto:Robert@rowntree.co.uk)>

**Cc:** Toby Coombes <[t.coombes@ce-architects.co.uk](mailto:t.coombes@ce-architects.co.uk)>; Hockenhull, Joel <[Joel.Hockenhull@balfourbeatty.com](mailto:Joel.Hockenhull@balfourbeatty.com)>; 'Brace, Carl' <[cbrace@herefordshire.gov.uk](mailto:cbrace@herefordshire.gov.uk)>

**Subject:** RE: 16.20.011 (D) gorsley 182139 and 191593 - Drainage Comments

Hi Robert,

Thank you for your email, and apologies for my delayed response. I have been on planned medical leave since Friday. I have copied your comments below and provided responses in red for you

Ref application 182139;

Storm

- The soakaway within plot 5 is located within the rear garden and serves the adjacent plots 6 & 7. It is envisaged that a maintenance agreement by a private management company will be required to ensure this is adequately and routinely maintained. This is a trench soakaway with two access pipes - very little maintenance would be envisaged. This would be part of the legal agreement. **Noted, thank you.**
- Plots 6 and 7 cannot have individual soakaways due to the underlying ground conditions (as per the provided SI info) and as such, surface water must be collected and conveyed to an appropriate location where the water may infiltrate. **Noted**
- Permeable block paving will remain 'private'. **Noted**
- The soakaway design calculations are based on best practice. It is considered appropriate to 'band' catchment areas appropriately, ensuring each plot catchment is suitably catered for ie this negates the requirement to run calculations for every catchment area. The soakaways and catchment areas are summarised clearly on the drainage drawing 'standardising' the soakaway type and size where practicable. **I appreciate this, however as part of Discharge of Conditions, I would expect to see calculations which reflect the proposed catchment areas.**
- Calculations have been prepared for the 1:100yr + 40% climate change – as provided already.

Foul

- It appears to be accepted within your first two paragraphs that drainage mounds are appropriate for plots 1-4 however pumping 'should' be avoided. The area available and, high but variable percolation values confirm the suitability of the drainage mound – providing suitable percolation. It is accepted that a this will require a proprietary pump discharge to allow an elevated discharge which would be expected with an drainage mound specified in accordance with Building Regulations. **I understand, however pumping must be avoided where possible. We consider it more sustainable to remove the highly permeable soil and replace with suitable soil to allow for tertiary treatment. Alternatively, the use of reed beds should be investigated. We would not accept pumping where other options (as mentioned) are available.**

- The drainage mound will provide the tertiary water treatment necessary and is considered more reliable. **Good, however the options as mentioned above should be investigated as pumping should be avoided.**
- Plots 5-7 will follow the same approach as the above and as such considered suitable.
- The requirement of an environmental permit is noted – this will be arranged by the Client. **Great.**
- The available area of soft landscaping and variable ground characteristics will prevent opportunity for individual treatment plants. **Noted, thank you for clarifying.**

Ref application 191593;

(Indicative drainage strategy provided only – for initial comments)

Storm & foul

- Core geotechnics limited have undertaken testing within the application boundary. This found the ground not to be suitable for infiltration. **I had not had sight of the ground investigation report for this site (attached for ease of those cc'd in). Thank you for passing this on. I have noted that infiltration techniques will be possible for this site.**
- Depending on site level, pumping of storm water may be necessary. This should be considered acceptable where other means of surface water disposal are not considered viable. **Pumping must be avoided where possible. Upon the next submission, it would be useful to provide a note demonstrating that all alternative options have been considered before pumping. Is the land to the north (if it is lower?) owned by the Applicant too? i.e. is there the possibility of disposing of surface water outside of the existing site boundary?**
- Pumping of foul water will be necessary via a proprietary pump discharge from the treatment plant. **See notes above in regards to pumping of foul water.**
- Can the general strategy shown on the indicative sketch be considered acceptable subject to **(not sure if this sentence was finished..! The general strategy may be accepted, IF robust evidence is provided to show that all other options of disposal of water are not possible. As mentioned numerous times, we discourage and do not support pumping of water.**

I hope the above helps. I will await additional/amended information to support applications 182139 and 191593. Please send these to the planning officer

Regards,

**Ruth Blair BSc (Hons)**

**Drainage Engineer** | Balfour Beatty Living Places

M: +44 (0)7815 555232 | E: [ruth.blair@balfourbeatty.com](mailto:ruth.blair@balfourbeatty.com)

Balfour Beatty Living Places | Unit 3, Thorn Business Park | Rotherwas | Hereford | HR2 6JT

[www.balfourbeatty.com](http://www.balfourbeatty.com) |  [@balfourbeatty](https://twitter.com/balfourbeatty) |  [LinkedIn](#)

**Balfour Beatty**  
Living Places

**Build to Last**  
Lean. Expert. Trusted. Safe.



Download the : [Herefordshire SuDS Handbook](#)



Please consider the environment before printing this email

**From:** Robert Wilson [<mailto:Robert@rowntree.co.uk>]

**Sent:** 07 June 2019 11:38

**To:** Blair, Ruth

**Cc:** Toby Coombes

**Subject:** FW: 16.20.011 (D) gorsley 182139 and 191593 - Drainage Comments

Morning Ruth

May we please request you return our calls when you have a moment, with regards to Gorsley below ground drainage.

Regards

Robert Wilson

Senior Civil Engineer  
For Rowntree Partnership  
Consulting Structural & Civil Engineers

Tel ; 01452 883 859

Mob ; 07751 780 788

Email; [robert@rowntree.co.uk](mailto:robert@rowntree.co.uk)

Web; [www.rowntree.co.uk](http://www.rowntree.co.uk)



**Head Office; Rowntree Consulting Ltd. 12 Wheatstone Court, Davy Way, Waterwells Business Park, Gloucester. GL2 2AQ.**

Registered Office; Rowntree Consulting Ltd. 15 Stanbridge Way, Quedgeley, Gloucester. GL2 4RE.

Registered Number ; 09559238 (Great Britain)

Directors; D A Williams. P T Preston.

This e-mail is confidential and may contain privileged information. You should not disclose it's contents to any other person, nor copy, nor in any other way use this information. If you are not the intended recipient, if any of the contents are unclear or if you suspect the message may have been intercepted or amended please immediately notify the sender named above. Internet communications are not secure and we therefore cannot accept legal responsibility for the contents of this message as it has been transmitted over a public network.

---

This email has been scanned by the Symantec Email Security.cloud service.

For more information please visit <http://www.symanteccloud.com>

---

This email may contain information which is confidential and is intended only for use of the recipient/s



named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

Balfour Beatty Living Places Limited, registered in England and Wales: Company No.02067112.

Registered Office: The Curve Building, Axis Business Park, Hurricane Way, Langley, Berkshire, United Kingdom, SL3 8AG, as agent of Balfour Beatty Group Limited, registered no. 101073, registered office 5 Churchill Place, Canary Wharf, London E14 5HU

---

Warning: Although the company has taken reasonable precautions to ensure no viruses or other malware are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

This email has been scanned by the Symantec Email Security.cloud service.

For more information please visit <http://www.symanteccloud.com>

---

---

This message 0B27528645.27BF7 was scanned by Smart Computers using Tower2-SmartFish and is believed to be clean.