

BT/ 08/00290/NCC3

Mr B Taplin
01376 551414
2528
11 May 2010

Mr F Ladkin
St Giles Property Developments Ltd
The Old Coalyard
Sible Hedingham
Essex
CO9 3HX

Dear Mr Ladkin

Re: Land adj 74 East Street, Coggeshall – Planning Permission 04/02581/FUL – Provision of Storage Berms

I refer to previous correspondence in respect of the above matter.

Following your submission of further details to the Environment Agency with regard to the compensatory flood storage provision, as requested by them, you will be aware that the Agency has now taken the view (their letter 14 April 2010) that the development does not increase flood risk on or off site.

Notwithstanding the Agency view, it remains the case that as a matter of fact the storage berms have not been installed and the condition (no. 6) has not been complied with. It is therefore the case that the Planning Authority must now determine what action, if any, should be taken.

After consultation with the Planning Management Team I would advise you that it is not considered expedient to pursue this breach of condition and will close my enforcement file accordingly.

In not taking further action I must of course remind you that this does not remove the condition from the planning permission nor is the condition “discharged”, if you wish to formalise the position in planning terms your only option is to make a formal application for the condition to be removed and I leave that as a matter for your further consideration.

If you have any questions with regard to this matter please do not hesitate to contact me as necessary.

Yours sincerely



Brian Taplin
Planning Enforcement Team Leader
For Development Control Manager

The content of this letter is given at Officer level only and is not binding upon the Council or its elected Members

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

Our ref: AE/2009/108628/03-L01
Your ref: 2004/2581/FUL
Date: 14 April 2010

Dear Sir/Madam

**QUERY IN RELATION TO CONDITION 6 OF PLANNING DECISION NOTICE
04/02581/FUL. LAND ADJACENT 74 EAST STREET, COGGESHALL, ESSEX.**

We have received additional information from Frank Ladkin regarding the condition for compensatory flood storage at the above site. After careful consideration we can advise we now have no objections to the discharge of this condition.

Information received, including in the original Flood Risk Assessment (FRA), demonstrates that land levels in hydraulic continuity with the watercourse have been reduced. We are satisfied that this compensates for the loss of capacity within flood plain resulting from the proposed development. As such the development does not increase flood risk on or off site.

Yours faithfully

**Miss Jo Hardwick
Planning Liaison Officer**

Direct dial 01473 706016
Direct fax 01473 271320
Direct e-mail jo.hardwick@environment-agency.gov.uk

cc Frank Ladkin

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

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

From: Jackie [mailto:jackie.suckling@foresthomecare.co.uk]
Sent: 29 March 2010 11:28
To: Hardwick, Jo
Subject: RE: Environment Agency Response to: 2004/2581/FUL

Further to your email, please see attached drawings detailing information as requested.

Kind Regards

Frank Ladkin
St Giles Property Developments Ltd
01787 463222
frank.ladkin@foresthomecare.co.uk

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

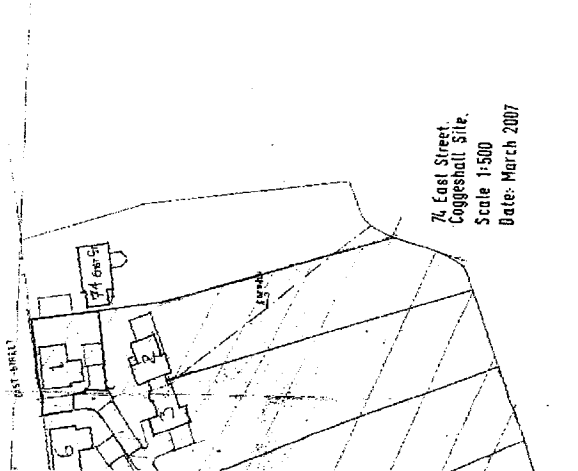
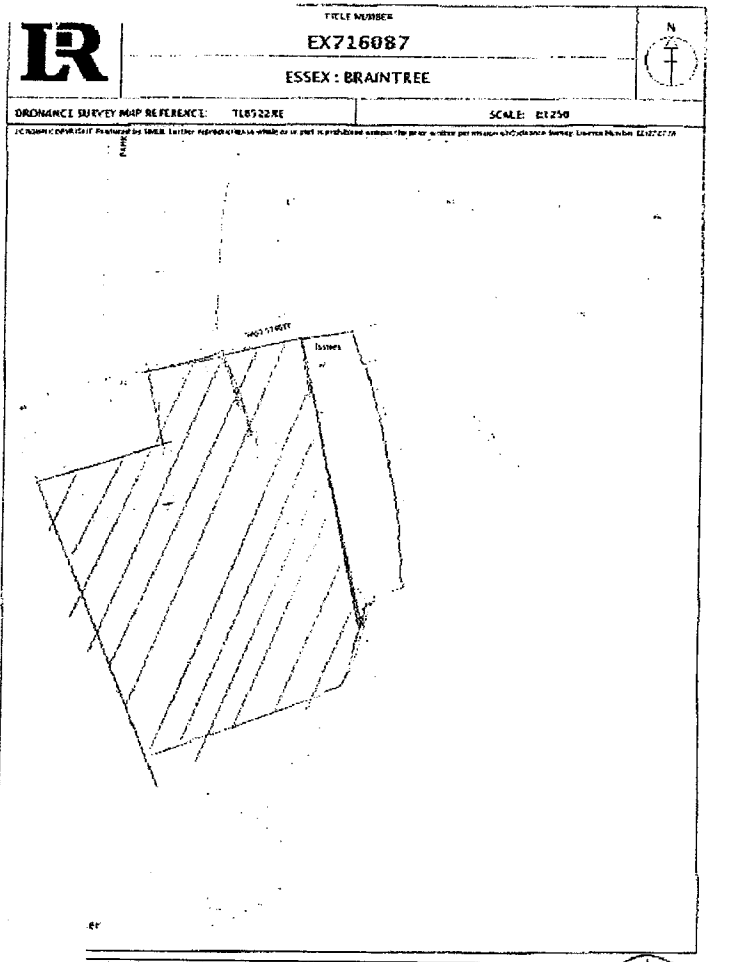
From: jo.hardwick@environment-agency.gov.uk [mailto:jo.hardwick@environment-agency.gov.uk]
Sent: 26 March 2010 09:53
To: frank.ladkin@foresthomecare.co.uk
Subject: Environment Agency Response to: 2004/2581/FUL

The proposal has been reviewed and I enclose the Environment Agency's comments on:
Land adjacent 74 East Street, Coggeshall, Essex.

LFA ref: 2004/2581/FUL

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it

1



Taplin, Brian

From: Hardwick, Jo [jo.hardwick@environment-agency.gov.uk]
Sent: 06 April 2010 16:24
To: Taplin, Brian
Subject: East Street - compensatory storage
Attachments: east street.doc

Hi Brian

Attached is our letter for your information.

As I explained on the phone, we have got some further site location plans in consultation at the moment from Frank and will be issuing a response shortly.

If you need to discuss these details further then I suggest you speak with my colleague Sean Mullins on 01473 706370.

Kind regards,

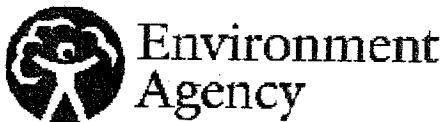
Jo Hardwick
Planning Liaison Officer
Environment Agency - Anglian Eastern Area

☎ 01473 706016
☎ 01473 271320
✉ jo.hardwick@environment-agency.gov.uk
✉ Icen House, Cobham Road, Ipswich, Suffolk. IP3 9JD

National Customer Contact Centre: 08708 506 506

(Weekday Daytime calls cost 8p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary.)

Have you seen our guide for developers?: <http://www.environment-agency.gov.uk/business/sectors/32695.aspx>



Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

If we have sent you information and you wish to use it please read our terms and conditions which you can get by calling us on 08708 506 506. Find out more about the Environment Agency at www.environment-agency.gov.uk

06/04/2010

FAO: Brain Taplin
Braintree District Council
Planning Department
Causeway House
Braintree
Essex
CM7 9HB

Our ref: AE/2009/108628/02-L01
Your ref: 2004/2581/FUL
Date: 26 March 2010

Dear Sir

LAND ADJACENT 74 EAST STREET, COGGESHALL, ESSEX.

We refer to the email from Frank Ladkin, dated 16th March 2010, regarding 'water storage' at the above site. We assume the information relates to condition 6 of planning permission 04/02581/FUL.

Environment Agency position

As set out in our previous letter, dated 27th July 2009, without further details being submitted we are unable to indicate whether the compensatory storage measures already carried out on the site go further than that which has been requested, as claimed by St.Giles Property Developments Ltd (letter dated 29 June 2009).

Insufficient details of the exact compensatory storage volume required and also that being provided by the works have been provided. It also needs to be demonstrated that hydraulic continuity is maintained on site. This means the like for like replacement of capacity for the river at stages of its flood, for example, any loss of capacity during a 1 in 20 year storm event must be replaced so that capacity on site is increased during the same event.

With out this information we are unable to recommend the discharge of condition 6.

Yours faithfully

Miss Jo Hardwick
Planning Liaison Officer

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

Direct dial 01473 706016

Direct fax 01473 271320

Direct e-mail jo.hardwick@environment-agency.gov.uk

cc Forest Homecare

End

Taplin, Brian

From: Jackie [jackie.suckling@foresthomecare.co.uk]
Sent: 16 March 2010 08:00
To: Taplin, Brian
Cc: jo.hardwick@environment-agency.gov.uk
Subject: East Street, Coggeshall
Attachments: SKMBT_C25010031607510.pdf

For the attention of Brian Taplin
Braintree District Council

Dear Brian

Sorry it's taken so long to get back to you with details of our water storage at East Street, Coggeshall.

The total area of floor slab on the site is 735 sq m. We have reduced the garden areas by 200mm all over. The ditch, the length of the site marked blue is 1500 deep by 3m wide. The culvert marked red is 27m long 800 deep and 2m wide.

Obviously, all of the slab levels are above flood level. Below the slabs on all of the houses there is a void which is down to existing ground level so that the only displacement we have done on the site is the actual brickwork around the base of the houses.

Copy sent to Jo Hardwick.

Kind Regards

Frank Ladkin
St Giles Property Developments Ltd
01787 463222
frank.ladkin@foresthomecare.co.uk

06/04/2010



27.8m









Popes Leeze

Existing garden curtilage

Planted Hedges

Existing garden space

Key

-  Existing Buildings
-  Existing trees
-  Proposed trees
-  Proposed garden curtilage extension
-  Proposed hedge planting
-  Proposed meadow (outside curtilage)
-  Bankside Area
-  Gate/Post and Rail fence

andrew martin associates



Chartered Town Planners
Chartered Surveyors
Environmental Planners
Urban Designers
Landscape Designers

Andrew Martin Associates Limited, Crookston Mill, Little Wychurn, Chertsey Road, Epsom, Surrey, Surrey, UK
Telephone: 01253 231111 Fax: 01253 252423 www.andrewmartin.co.uk
Registered in England no: 4064140

Drawn by	B.B.	Title	Popes Leeze East Street Coggeshall	Drawing Number	08.100/03
Approved by	D.M.P.	Scale	NTS	<small>Andrew Martin Associates accept no responsibility for any inaccuracies or errors in drawings and does not warrant or authorize copying of drawings in order that subsequent reproduction of drawings is not permitted without the prior written consent of Andrew Martin Associates Ltd. 2008. Ordnance Survey © Crown copyright 2008. All rights reserved. Licence number: 100049095. This drawing should not be used for construction purposes.</small>	
Revision Detail/Date		Date	01/09		