



Richard Phillips <rphillips@hillington.gov.uk>

RE: 4198 RE: Jackets Lane - Sustainable Water Management

1 message

Colin Wilson <Colin@richardhatton.co.uk>

12 July 2018 at 12:49

To: Victoria Boorman <vboorman@hillington.gov.uk>

Cc: David Howells <David.Howells@shanlyhomes.com>, "Flooding." <flooding@hillington.gov.uk>, Richard Phillips <rphillips@hillington.gov.uk>, "George Whitelock (George.Whitelock@shanlyhomes.com)" <George.Whitelock@shanlyhomes.com>

Dear Victoria,

Thank you for your recent email. We have revisited the micro drainage design for this site and revised the climate change to 40% as requested. We have re-run the simulation and whilst we have some flood risks at the critical cases 100 year storms it is not flooding so we would deem this acceptable given a safety factor of 2 is used in the design. I attach revised calculations and design statement for your records/comments.

Our communication with Thames water has been to apply for consent to discharge and provide them with the levels found on site. The Invert level has been taken from measuring on site ourselves rather than relying on database information. Thames Water have approved the design and thus accepted our levels.

With regards use of pumps. The level difference between the bottom of plot 6 and the level to the road at plot 3 (our nearest connection point). If there were 'no pumps' used, the invert level to the road would have to:

- Be going from plot 6 (94.37 FFL so 600mm under for the underground pipe run = 93.77)
- Running across site to the connection point in the road (as the crow fly's and ignoring the fact that pipes would have to avoid foundations and protected trees in the way is still 75m+!)
- If we use a gradient of 1:150 for a shallow flow this means the connection at Hurst Place with gravity would have to be 500mm lower than our plot 6 rwp route.
- The Road at the top of Hurst Place being 97.23, surface water pipework is running 1m under the road on average so 96.23

Based on the above: the drainage connection at Hurst Place would have to be 93.27 (4000mm under the road). I believe this clarifies why pumps are needed.

I rust this provides the information you need to now approve this scheme.

Regards

Colin Wilson

Director

Richard Hatton Associates

14 Weston Barns
Hitchin Road
Weston
Herts, SG4 7AX

T: 01438 350933

F: 01438 740297

www.richardhatton.co.uk



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From: Victoria Boorman [mailto:vboorman@hillingdon.gov.uk]
Sent: 04 July 2018 12:19
To: Colin Wilson
Cc: David Howells; Flooding.; Richard Phillips
Subject: Re: 4198 RE: Jackets Lane - Sustainable Water Management

Dear Mr Wilson

Apologies for the delay in responding:

In relation to my comments in April the 1 in 100 year plus 40% CC. It is current government standards which ask that you design surface water to control water up to and including an allowance for climate change and 40% allowance for residents is considered appropriate for the lifetime of these houses. If the system is exceeded the water catchment flows towards an area well documented as having flooding issues in this area to the golf club.

Please can you confirm how you have determined the levels are inappropriate? Please confirm you have asked a Thames Water Engineer to confirm the Thames Water levels in the close as, the Thames Water mapping does not appear to include levels, and can provide that feedback to them and us on the levels so that the mapping can be updated, and we can see the evidence why you will need to pump.

Regards

Vicky

Vicky Boorman

Flood and Water Management Specialist

Contact Centre: 01895 556000

Email: flooding@hillington.gov.uk



Reporting flooding

It is key for the Council to understand the full extent of the flooding and reporting the issues after the event is critical. All the investigations undertaken can be found on the Council website. If you wish to report flooding please use the form on the following page so that all the relevant information can be collected consistently and the Council can comply with the new General Data Protection Regulations; <http://www.hillingdon.gov.uk/article/29022/Flood-risk-investigation>

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If you are undertaking a **Flood Risk Assessment** and require background information, all the documentation available is held in the **Flood Risk Management Portfolio** on the Council website at <http://www.hillingdon.gov.uk/article/24117/Flood-risk-management>

Sustainable Drainage requirements for planning applications can be found <http://www.hillingdon.gov.uk/article/12578/Sustainable-drainage-requirements-for-planning-applications>

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For information about road drainage & flooding on roads and who to contact please visit

<http://www.hillingdon.gov.uk/article/26542/Road-drainage-and-gullies>

For information about rivers, ditches and canals and who to contact please visit

<http://www.hillingdon.gov.uk/article/28579/Rivers-ditches-and-canals>

Actions to take in a flood

For more information on action to take in a flood event please visit

<http://www.hillingdon.gov.uk/flooding>

Planning Specialists Team 3N/02

Residents Services

London Borough of Hillingdon ([Directions](#))
Civic Centre, High Street,
Uxbridge. Middlesex. UB8 1UW

On 25 June 2018 at 11:02, Colin Wilson <Colin@richardhatton.co.uk> wrote:

David,

I have not received any correspondence/reply from my last explanation.

Colin Wilson

Director

Richard Hatton Associates

14 Weston Barns

Hitchin Road

Weston

Herts, SG4 7AX

T: 01438 350933

F: 01438 740297

www.richardhatton.co.uk





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From: David Howells [mailto:David.Howells@shanlyhomes.com]
Sent: 25 June 2018 10:12
To: Victoria Boorman
Cc: Flooding.; Zenab Haji-Ismail; Richard Phillips; Colin Wilson
Subject: RE: 4198 RE: Jackets Lane - Sustainable Water Management
Importance: High

Dear All,

I was on leave last week, so am not sure if anyone has spoken to Colin in respect to his response on our behalf about the drainage condition, but I cannot find any updates online and have not seen any email correspondence. Is anyone able to provide an update on this?

I'm sure we'd all like to see this resolved sooner rather than later and any comments you may have will be appreciated.

Kind Regards

David Howells Planning Manager

Shanly Group

T: 01494 671331

DD: 01494 683831

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From: David Howells
Sent: 13 June 2018 12:52
To: Colin Wilson <Colin@richardhatton.co.uk>; Victoria Boorman <vboorman@hillingdon.gov.uk>
Cc: Flooding. <flooding@hillingdon.gov.uk>; Zenab Haji-Ismail <zhaji-ismail@hillingdon.gov.uk>; Richard Phillips <rphillips@hillingdon.gov.uk>
Subject: RE: 4198 RE: Jackets Lane - Sustainable Water Management
Importance: High

Afternoon,

Is it possible for someone to confirm what is happening with this at the moment. Have Colin's comments addressed your concerns Victoria?

Kind Regards

David Howells Planning Manager

Shanly Group

T: 01494 671331

DD: 01494 683831

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From: Colin Wilson <Colin@richardhatton.co.uk>
Sent: 31 May 2018 09:46
To: David Howells <David.Howells@shanlyhomes.com>; Victoria Boorman <vboorman@hillingdon.gov.uk>
Cc: Flooding. <flooding@hillingdon.gov.uk>; Zenab Haji-Ismail <zhaji-ismail@hillingdon.gov.uk>; Richard Phillips <rphillips@hillingdon.gov.uk>
Subject: 4198 RE: Jackets Lane - Sustainable Water Management

Dear Victoria,

The telephone number on your email 01895 556000 for the street cleaning and anti-social behaviour line makes it difficult to reach you, I have left messages for a returned call. I would like to discuss this project and what it is your team are objecting to.

I summarise what I believe your issue are;

Firstly you should have from us;

- Our suds hierarchy check list
- Suds Design statement
- Micro drainage calculations for the rainfall, run off and system proposed
- Surface water area plans showing the areas of rain fall to the above calculations
- Proposed maintenance plan

The suds calculations have 20% climate change allowance in accordance with government guidance <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances> As the site is restricted for space and your request would double the size of the tank, we were asking why you wanted 40% and how this was justified. As the system is pumped most of this seem irrelevant.

There is a surface water asset in Iveagh Close but as the connection from our site would enter at the top of the run the levels do not allow this to happen. Added complication of crossing the public highway/land for approximately 40m -70m negotiation existing furniture makes this impractical. Also as this would require pumps to a public asset this would be considered unacceptable by us and Thames Water and having the pumps on our clients land makes for better maintenance of the system.

I look forward to hearing from you.

Colin Wilson

Director

Richard Hatton Associates

14 Weston Barns

Hitchin Road

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Herts, SG4 7AX

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From: David Howells [<mailto:David.Howells@shanlyhomes.com>]

Sent: 25 May 2018 11:22

To: Victoria Boorman

Cc: Flooding.; Zenab Haji-Ismail; Richard Phillips; Colin Wilson

Subject: RE: Jackets Lane - Sustainable Water Management

Dear Vicky,

Our drainage consultant has advised that he has, over the past few weeks, made several attempts to speak to someone within your department to discuss this matter through, but having left messages has not had any correspondence back. Obviously we would like to resolve this matter, and believe that the best way of doing this is to have our consultant speak with yourselves rather than pass everything through myself, Zenab and Richard.

I believe that they are going to try and make contact again today, but I have cc'd him into the email as well.

Kind Regards

David Howells Planning Manager

Shanly Group

T: 01494 671331

DD: 01494 683831

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From: David Howells
Sent: 14 May 2018 17:04
To: Victoria Boorman <vboorman@hillingdon.gov.uk>
Cc: Flooding. <flooding@hillingdon.gov.uk>; Zenab Haji-Ismael <zhaji-ismael@hillingdon.gov.uk>; Richard Phillips <rphillips@hillingdon.gov.uk>
Subject: RE: Jackets Lane - Sustainable Water Management
Importance: High

Hi Vicky,

I forwarded this email to my colleagues and drainage consultant and have been advised that the drainage consultant has in fact made contact with yourself to discuss this through further.

If you have had the opportunity to discuss the information in detail is there any update on the progress of the conditions?

Kind Regards

David Howells Planning Manager

Shanly Group

T: 01494 671331

DD: 01494 683831

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From: Victoria Boorman <vboorman@hillingdon.gov.uk>
Sent: 30 April 2018 09:48
To: David Howells <David.Howells@shanlyhomes.com>
Cc: Flooding. <flooding@hillingdon.gov.uk>; Zenab Haji-Ismael <zhaji-ismael@hillingdon.gov.uk>; Richard Phillips <rphillips@hillingdon.gov.uk>
Subject: Re: Jackets Lane - Sustainable Water Management

Hi David

I am sorry if it is just these two documents no it doesnt address the comments.

Regards

Vicky

Vicky Boorman

Flood and Water Management Specialist

Contact Centre: 01895 556000

Email: flooding@hillington.gov.uk



Reporting flooding

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<http://www.hillingdon.gov.uk/article/28579/Rivers-ditches-and-canals>

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Civic Centre, High Street,
Uxbridge. Middlesex. UB8 1UW

On 27 April 2018 at 14:23, David Howells <David.Howells@shanlyhomes.com> wrote:

Vicky,

Our consultant provided a response to all of Adam's questions this was sent on 15th March (attached). Does this not address Adam's comments?

Kind Regards

David Howells Planning Manager

Shanly Group

T: 01494 671331

DD: 01494 683831

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From: Victoria Boorman <vboorman@hillington.gov.uk>

Sent: 27 April 2018 14:06

To: David Howells <David.Howells@shanlyhomes.com>; Flooding. <flooding@hillington.gov.uk>

Cc: Zenab Haji-Ismael <zhaji-ismael@hillington.gov.uk>; Richard Phillips <rphillips@hillington.gov.uk>

Subject: Re: Jackets Lane - Sustainable Water Management

Dear David

Apologies as you are aware I am picking this up from Adam who has left the Council

I can see Adam made comments at the begining of March.

To clarify what I can see there are two applications that Adam responded to:

67677/APP/2017/4245 [12 JACKETS LANE](#)

70543/APP/2017/4234 [10 JAckets Lane](#)

I thank you for sumitting information formally as that helps us keep track of the information rather than by email. Apologies I thought the planning officer had addressed your query when Richard had replied with Adams concern as originally on a quick review I couldnt see anything additional.

Please can you confirm what your consultants have done to address the queries Adam raised, please can you confirm there are just two new documents Suds Design Hierarchy and the Suds Design Statement, and none of the other documents have been updated?

So far what I can see on these attachments dont seem to be answering his concerns, for example the calcuations submitted appear to still be dated 2017 ie have not been updated and should be as specified designed to 100 plus 40% for climate change. The drawing for example still only refers to a 100 year event, so I think they need to do more.

Although it is useful explanation to understand more how the consultants have arrived at a solution. There are a number of queries which are just not addressed appropriately, but they state that the nearest Thames Water sewer is in Hurst Place but there is an alternative in Iveagh Close, has that been explored, as we really discourage the use of pumps for any surface water.

For example I cant see the proforma we use that can help me particullary picking this up now make a quicker response. I attach a copy again for information.

Happy to discuss direct with your consultants please can you confirm if it is Colin at RHA I should speak to.

Regards

Vicky

Vicky Boorman

Flood and Water Management Specialist

Contact Centre: 01895 556000

Email: flooding@hillington.gov.uk



Reporting flooding

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Residents Services

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Uxbridge. Middlesex. UB8 1UW

On 23 April 2018 at 16:59, David Howells <David.Howells@shanlyhomes.com> wrote:

Zenab, Richard and Victoria,

As it has been two weeks since I last heard from you in respect to the conditions relating to the drainage and there has been no correspondence requesting further information relating to the open conditions application in respect to the 2 dwellings at [12 Jackets Lane](#) (Richard's application which has now severely overrun by more 2 months especially after the unnecessary delays caused at the submission stage) I am assuming that the details submitted together with the additional information from our consultant are deemed to be acceptable. Therefore I have now re-submitted (as a free go advised by you) the same information to effectively re-open the two outstanding conditions for [10 Jackets Lane](#).

I trust that you will resolve this situation in a timely manner given that the additional information (which is the same for both sites) has been with the Council for 5 weeks now.

I have attached the covering letter and the submitted documents for your information (the two tiff files would not load onto Planning Portal).

Kind Regards

David Howells Planning Manager

Shanly Group

T: 01494 671331

DD: 01494 683831

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From: Richard Phillips <rphillips@hillingdon.gov.uk>

Sent: 11 April 2018 14:14

To: David Howells <David.Howells@shanlyhomes.com>

Cc: Victoria Boorman <vboorman@hillingdon.gov.uk>; Zenab Haji-Ismael <zhaji-ismael@hillingdon.gov.uk>

Subject: Re: Jackets Lane - Sustainable Water Management

David,

My apologies for the delay in getting back to you - just trying to catch up on emails.

The only response I received from Adam on this details application (App. No. 67677/APP/2017/4245 refers) was dated 1/3/18 which I forwarded to you on same day, together with SuDS form. I attach again.

Regards,

Richard

On 6 April 2018 at 08:44, David Howells <David.Howells@shanlyhomes.com> wrote:

Richard/Zenab,

Sorry I realise I've got the properties around the wrong way. Its no.10 that you are dealing with Zenab, so I would obviously like some steer as to whether the information previously submitted was correct before resubmitting for [10 Jackets Lane](#).

Richard, could you chase for an update on the drainage for [12 Jackets Lane](#).

Thank you.

Kind Regards

David Howells Planning Manager

Shanly Group

T: 01494 671331

DD: 01494 683831

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From: David Howells
Sent: 06 April 2018 08:42
To: 'Richard Phillips' <rphillips@hillington.gov.uk>; 'Zenab Haji-Ismail' <zhaji-ismail@hillington.gov.uk>
Cc: 'alittler@hillington.gov.uk' <alittler@hillington.gov.uk>
Subject: RE: Jackets Lane - Sustainable Water Management
Importance: High

Richard/Zenab,

Please can you let me know if you have received comments from the submitted drainage information? I would obviously like to re-submit the details for [12 Jackets Lane](#), but as previously stated, I am reluctant to do this if there are any amendments/further information that is required prior to re-submitting. But if everything is ok, then obviously it would be good to know and to get the condition app for [10 Jackets Lane](#) discharged, and then get the information re-submitted for [12 Jackets Lane](#).

I keen to get this matter resolved soon, as it has been outstanding for some time now, so if you can let me know as soon as possible that would help in moving things along.

Kind Regards

David Howells Planning Manager

Shanly Group

T: 01494 671331

DD: 01494 683831

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From: David Howells
Sent: 03 April 2018 14:54
To: 'Richard Phillips' <rphillips@hillington.gov.uk>; 'Zenab Haji-Ismail' <zhaji-ismail@hillington.gov.uk>
Cc: 'alittler@hillington.gov.uk' <alittler@hillington.gov.uk>

Subject: RE: Jackets Lane - Sustainable Water Management
Importance: High

Richard/Zenab,

Just following up on my email from last week.

I'm still holding off re-submitting the drainage conditions as a free go until you can confirm acceptability of the drainage details for the other Jackets Lane condition submission. If that information is acceptable then it means that it will make the re-submission a lot easier to simply put through the system as an approval. If you do require further information, then obviously we can get this sorted before re-submitting, but without any feedback at the moment we're not sure where we currently stand on this.

Your comments are welcome.

Kind Regards

David Howells Planning Manager

Shanly Group

T: 01494 671331

DD: 01494 683831

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From: David Howells
Sent: 28 March 2018 12:16
To: 'Richard Phillips' <rphillips@hillington.gov.uk>; 'Zenab Haji-Ismael' <zhaji-ismail@hillington.gov.uk>
Subject: Jackets Lane - Sustainable Water Management
Importance: High

Richard/Zenab,

After our conversation last week Zenab about resubmitting the conditions as a free go due to somehow the Council determining them in your absence as a refusal, I thought it best to check as to the progress of the

neighbouring schemes drainage conditions because if there aren't any further requirements to provide additional information then obviously it will be an easy submission, but if there were any comments, then we can deal with them prior to submission. Richard have you had any correspondence back on the information that was submitted to your drainage colleague? Or did you have an opportunity to speak with your colleague Zenab?

Kind Regards

David Howells Planning Manager

Shanly Group

T: 01494 671331

DD: 01494 683831

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From: David Howells
Sent: 20 March 2018 10:40
To: 'Zenab Haji-Ismael' <zhaji-ismail@hillington.gov.uk>
Cc: 'Richard Phillips' <rphillips@hillington.gov.uk>
Subject: FW: Out of Office Re: 4198 Jackets Lane - Sustainable Water Management
Importance: High

Zenab,

I received two decision notices in respect to the conditions at [10 Jackets Lane](#) today, one was for approval and the other was for refusal, and was due to the information relating to the SUDS condition. The decision was issued on 15th March.

As you will see from the emails attached, and below, we emailed information pertaining to this condition on 15th March. You had previously advised that you were on leave until 20th March (today) and advised that you would pick up any queries on your return.

So I am at a loss as to how you could have made a formal decision on a application when you were on leave and we had provided information to your flood/drainage colleague directly, due to your period of leave? Please can you explain this?

Kind Regards

David Howells Planning Manager

Shanly Group

T: 01494 671331

DD: 01494 683831

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From: Colin Wilson <Colin@richardhatton.co.uk>

Sent: 15 March 2018 09:07

To: Adam Littler <alittler@hillingdon.gov.uk>; flooding@hillingdon.gov.uk

Cc: George Whitelock <George.Whitelock@shanlyhomes.com>; David Howells

<David.Howells@shanlyhomes.com>

Subject: RE: Out of Office Re: 4198 Jackets Lane - Sustainable Water Management

I have received this out of office reply and therefore copy as requested to this email the attached email.....

Colin Wilson
Director
Richard Hatton Associates
14 Weston Barns
Hitchin Road
Weston
Herts, SG4 7AX

T: 01438 350933

F: 01438 740297

www.richardhatton.co.uk

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

From: Adam Littler [<mailto:alittler@hillingdon.gov.uk>]

Sent: 15 March 2018 09:00

To: Colin Wilson
Subject: Out of Office Re: 4198 Jackets Lane - Sustainable Water Management

I am currently out of the office. Please send all emails to:
flooding@hillingdon.gov.uk

--

Adam Littler
Flood and Water Management Assistant
*Contact Centre: 01895 556000 *
Email: flooding@hillingdon.gov.uk <vboorman@hillingdon.gov.uk>

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Richard Phillips
Planning Case Manager
Major Applications Team
Residents Services

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----- Forwarded message -----

From: Colin Wilson <Colin@richardhatton.co.uk>

To: "alittler@hillington.gov.uk" <alittler@hillington.gov.uk>

Cc: "David Howells (David.Howells@shanlyhomes.com)" <David.Howells@shanlyhomes.com>, "George Whitelock (George.Whitelock@shanlyhomes.com)" <George.Whitelock@shanlyhomes.com>

Bcc:

Date: Thu, 15 Mar 2018 09:00:14 +0000

Subject: 4198 Jackets Lane - Sustainable Water Management

Dear Adam,

We have been copied two observations reports from Hillingdon on our surface water drainage design;

Ref 67677/APP/2017/4245 – by Richard Phillips

Ref 70543/APP/2017/4234 – By Zenab Haji-Ismail

We issued our Drainage calculations and drawings some time ago and these do appear to be what the above observations are based on. In both cases they have stated insufficient information has been supplied and they have provided a flow and volumes form. All the information requested is within the MicroDrainage calculations and soil report provided. However, I believe some additional attached information will help explain how we derived the scheme.

To help dialog and get some of the items in the Observations schedule clear the further information attached explains our design process. It explains why green roofs have not been considered and why pumps are necessary for example, two items your observations pick out.

I trust this helps explain we have achieved the best compromise to applying suds for these such small sites on clay based substrata.

I also attach snap screen shots of the MicroDrainage calculations showing the areas used and the manholes they are associated to help you.

I would very much like to discuss the design with you should you have further queries or believe we should be doing more. Otherwise I look forward to receiving your approval of the scheme to remove the conditions in the planning approval for each site.

Colin Wilson

Director

Richard Hatton Associates

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2 attachments



suds design statement REV A.PDF

36K



1300 - SUDs Calcs Rev A.PDF

587K