

David Elmore

From: Daniel Pagella
Sent: 09 January 2018 08:46
To: Steve English
Cc: jason.button@cambriaautos.co.uk; Bradley Smith; Emma McDermott; John Staker; glenn.cashmore@bm-p.co.uk
Subject: RE: 41753 - Cambria JLR, Hatfield - Drainage Consent [Filed 09 Jan 2018 09:11]

Dear Steve

Thank you for the details attached. I can confirm that we are happy with the proposals and consent to you connecting into the park's drainage system. Your proposals detail the following:

- 1 You are using the connection points intended for this plot, linking it into Hatfield Business Parks infrastructure drainage.
- 2 The discharge rates you have proposed meet the allocation reserved for the plot by the Park's drainage system.
- 3 The overall business park surface water drainage system includes oversized pipes and balancing ponds attenuating flow rates prior to outfall into Ellenbrook. This was approved as part of the original Outline Planning Consent for the park pursuant to which you have submitted a reserved matters application. The Outline Planning Consent obtained Environment Agency sign off. Your proposals therefore fall within the existing consent.

Kind regards

Daniel Pagella
Commercial Director
DDI +44 118 370 3041
Mobile +44 7831 894332



Arlington, Ground Floor, 1230 Parkview, Arlington Business Park, Theale, Berkshire, RG7 4SA

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From: Steve English [mailto:steve.english@eastwoodandpartners.com]
Sent: 03 January 2018 12:55
To: Daniel Pagella <daniel.pagella@arlington.com>; glenn.cashmore@bm-p.co.uk
Cc: jason.button@cambriaautos.co.uk; Bradley Smith <BSmith@primmeroldsbas.co.uk>; Emma McDermott <Emma.McDermott@sra-architects.co.uk>
Subject: 41753 - Cambria JLR, Hatfield - Drainage Consent

Dan,

Further to our telephone conversation earlier today, regarding the process of obtaining the required consents for the proposed new JLR project at Hatfield Business Park, we have the following comments to make.

The Lead Local Flood Authority (LLFA – Julia Puton) have, amongst other queries, requested that written consent is provided to confirm that the sewer network/overall business park drainage design can accommodate the proposed surface water and foul discharge rates from the site (see below for an extract of the email from Julia Puton – LLFA comment in blue, E&P response in red).

- The applicant did not provide.....

If a discharge is proposed to a surface water sewer we require confirmation from the water company or sewer network operator that they are satisfied to receive the proposed discharge at the proposed rates and volumes. – We are in the process of obtaining written consent. Nevertheless, as stated above, It is our understanding that the Hatfield Business Park system has now been adopted. As such, it is reasonable to consider that the capacity for future development on the business park (i.e. the designated/assigned discharge rates for each plot) has been accepted as part of the adoption process.

As discussed, we have adhered to the discharge rates as determined by Baynham Meikle Partnership (B-MP) as the outfall parameter for our design. It is our understanding that the site wide overall drainage philosophy included these discharge rates and that consequently, Cambria are purchasing a “serviced site”.

Therefore, please would you provide written confirmation/assurances that;

1. Cambria have consent to connect into the wider business park drainage system, which forms part of the purchase agreement/Heads of Terms.
2. The proposed discharge rates are correct and as agreed.
3. The overall business park drainage system (into which the JLR site ultimately connects) included SuDS features, i.e. balancing ponds etc.
4. and that the overall business park drainage design fully accounted for these proposed discharge rates as part of the approved scheme.

Please find attached a PDF copy of our latest Drainage Strategy document which has been issued to the LLFA, for your information. This document includes the B-MP drawing issued to us (by B-MP) that established the discharge rates for this plot.

We would appreciate a response at your earliest convenience in order for us to progress this with both the LLFA and LPA, so that the Planning application can be determined and outline planning conditions discharged accordingly.

If you have any further queries, please do not hesitate to contact me.

Regards,

Steve English
Director



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Registered office: St Andrew's House, 23 Kingfield Road, Sheffield, S11 9AS
Web: www.eastwoodandpartners.com
Tel: 0114 255 4554

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St Andrew's House, 23 Kingfield Road, Sheffield, S11 9AS
Web: www.eastwoodandpartners.com Tel. 0114 255 4554
Email: mail@eastwoodandpartners.com Fax. 0114 255 4330

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