From: Federica Ambrosini
To: Rodrigo Magno; Piper, Jane
Cc: Kathryn Williams; Shanshan Li; Ben Yallop
Subject: RE: Land Compliance Study - BBC Land at Shenfield, Croudace primary school 23/01164/FUL and 23/01159/OUT - site 16532 ECC LCS Comments
Date: 13 February 2024 08:55:00
Attachments: image001.png
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Hi Rodrigo,

Thank you for this, I will forward it to ECC SuDS now.

Kind regards
Federica

From: Rodrigo Magno <Rodrigo.Magno@jnpgroup.co.uk>
Sent: Monday, February 12, 2024 5:23 PM
To: Federica Ambrosini <federica@kewplanning.co.uk>; Piper, Jane <jane.piper@stantec.com>
Cc: Kathryn Williams <Kathryn@kewplanning.co.uk>; Shanshan Li <Shanshan@kewplanning.co.uk>; Ben Yallop <Ben.Yallop@croudace.co.uk>
Subject: RE: Land Compliance Study - BBC Land at Shenfield, Croudace primary school 23/01164/FUL and 23/01159/OUT - site 16532 ECC LCS Comments

Hi Federica/Jane,

See attached the revised (SW) drainage strategy drawing and model printouts, with further comments provided below.

Lead Local Flood Authority Position
Having reviewed the Croudace Response to Section 6.0 of the Single Response and the associated documents which accompanied the planning application, we wish to issue a holding objection to the granting of planning permission based on the following:

- We require more information regarding the drainage for the school site, in line with our requirements for an outline application. It is unclear whether additional attenuation is being provided within the school site. We also require further clarification as to whether the drainage for the school site will connect into the residential drainage network, and the associated flow rates. Please provide a preliminary drainage layout plan, storage calculations, greenfield runoff rate calculations and hydraulic modelling for the school site.
- In the absence of a detailed layout for the school site we cannot develop a drainage strategy to the same level of detail as the rest of the development. For the purpose of this assessment, we assumed that the entire 2.079 ha school site will connect into the residential drainage network (at pipe SW-12.000) at a rate of 6.4 l/s (3.1 l/s/ha). A quick storage estimate indicates that 2840 to 3444 m^3 of attenuation storage volume will be required within the school site to achieve this reduction to the 1 in 1-year greenfield runoff for all storm events up to 1 in 100-year + 45%.

- The LLFA's preference is that all runoff should be restricted to the greenfield 1 in 1-year runoff rate (a single rate discharge) during all events up to and including the 1 in 100-year rainfall event with climate change. If it is shown that restricting to the 1 in 1-year greenfield rate approach is not possible, then discharge rates can be limited to a range of equivalent greenfield discharge rates. However, if this alternative approach is used, then there should also be an inclusion of long-term storage (LTS). Therefore, it must be demonstrated that restricting to the greenfield 1in 1-year rate is not feasible for this site. Furthermore, if the long-term storage approach is being used, it must be evidenced what LTS has been incorporated into the drainage design and the associated storage volumes.
- Restricting runoff to the 1 in 1-year greenfield rate for all events up to 1 in 100-year + 45% would require c.4900m^3 attenuation storage volume in addition to the c.8400m^3 (c.1350m^3/ha of impermeable area) already included in the proposed strategy (i.e., c.58% increase). This would obviously significantly reduce the number of units deliverable on the allocated site. It is important to note that ECC's SuDS guidance is already much stricter than the national standard (i.e., SuDS Manual), which is based on discharges at QBAR (c.1 in 2.3-year) greenfield runoff rate. The climate change allowance of 45% is also more onerous than in other parts of the country.
- It is important to note that the proposed discharge rates are still lower than equivalent greenfield rates and that the volumes discharged at rates over the 1 in 1-year greenfield rate are lower than the equivalent greenfield volumes, as detailed in the table included in the drainage strategy drawing.
- The proposed drainage strategy is not based on separate LTS. Instead, the modelling results show that total discharge rates and overflow volumes (i.e., the volumes discharged at rates greater than 1 in 1-year greenfield) never exceed the equivalent greenfield rates/volumes, as summarised in the table included in the drainage strategy drawing. In practice, the LTS is all the attenuation storage volume located below the overflow levels of 57.38mAOD (northern outfall) and 58.50mAOD (southern outfall). This is estimated to be c.1250m^3.

- A more detailed explanation is required for the surcharging in the system for a 1 in 2-year storm. Please detail where the surcharging occurs in relation to the drainage plan, and whether this can be rectified. Sewer network design demonstrating no surcharging for the 1 in 1-year is in accordance with design best practice and in the majority of cases can be overcome.
- Surcharges for the 1 in 2-year storm have been resolved.

- Please provide the half drain down times for S16, S44, S52 and S66 as these are omitted from the current modelling.
- Half drain down times are now provided for all attenuation storage areas. Some drain down times exceed the preferred 1-day threshold. This is a consequence of the excessively restrictive discharge rates and cannot be avoided.

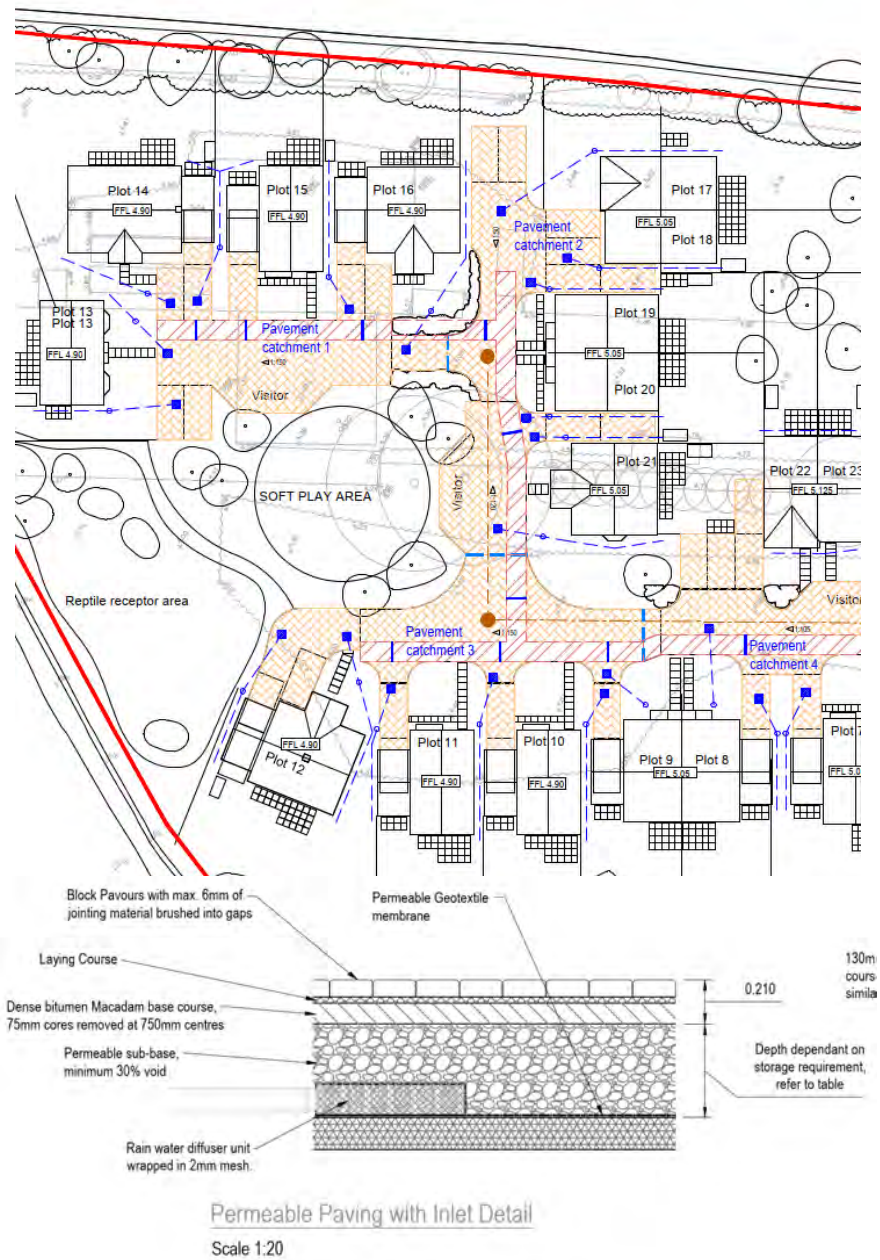
Whilst the below points have been taken on board by the developer, we would expect these accepted changes to be represented in an updated drainage strategy:

- The inclusion of permeable paving on all non-adoptable roads.
- This is now represented in the updated drainage strategy.

- Water butts fitted to all houses.
- This can be described in the updated report and drawing notes (and can be conditioned in the planning permission). Water butts do not affect flood risk calculations and there is no benefit in overloading the drainage strategy drawing with this information.

- Roof drainage to be connected to nearby pervious pavements.
- Again, this can be described in the updated report and drawing notes (and can be conditioned in the planning permission). There is no benefit in overloading the drainage strategy drawing with this level of detail. Typical arrangements for the proposed solution (from a detailed design) are provided below for reference. Where

possible, rainwater downpipes will discharge directly onto pervious pavements, alternatively, diffusers will be used to connect the units' private drains to the sub-base of the nearest pervious pavement feature.



- Updated MADD Factor of 1 (provision of updated hydraulic modelling).
- This has been addressed as shown in the attached updated model printouts.

We trust this addresses ECC's holding objection. That being the case, we can update the FRA & Drainage Strategy report accordingly and formally resubmit.

Best regards,

Rodrigo Magno
MSc CEng MICE C.WEM MCIWEM
Associate

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From: Federica Ambrosini <federica@kewplanning.co.uk>
Sent: Thursday, February 8, 2024 3:04 PM
To: Piper, Jane <jane.piper@stantec.com>
Cc: Kathryn Williams <Kathryn@kewplanning.co.uk>; Shanshan Li <Shanshan@kewplanning.co.uk>; Ben Yallop <Ben.Yallop@croudace.co.uk>; Rodrigo Magno <Rodrigo.Magno@jnpgroup.co.uk>
Subject: RE: Land Compliance Study - BBC Land at Shenfield, Croudace primary school 23/01164/FUL and 23/01159/OUT - site 16532 ECC LCS Comments [Filed 12 Feb 2024 08:06]

Hi Jane,

We had already explained all the points below to ECC during our meetings and email communication. Claire has now suggested that we deal with the SuDS team directly, as we must get that holding objection lifted. I have emailed the SuDS officer (Gemma Parson) with your points, reminding her why the outline application is with all matters reserved. I also suggested to set up a meeting with us, you and the team, if it facilitates the discussion.

We have dealt with Gemma before and she was a very pragmatic officer, so let's wait for her answer.

We have also set up another meeting with Caroline and Leigh next Monday, to get more senior support in our discussions with ECC.

Kind regards
Federica

From: Piper, Jane <jane.piper@stantec.com>
Sent: Tuesday, February 6, 2024 4:53 PM
To: Federica Ambrosini <federica@kewplanning.co.uk>
Cc: Kathryn Williams <Kathryn@kewplanning.co.uk>; Shanshan Li <Shanshan@kewplanning.co.uk>; Ben Yallop <Ben.Yallop@croudace.co.uk>; Rodrigo Magno <rodrigo.magno@jnpgroup.co.uk>
Subject: RE: Land Compliance Study - BBC Land at Shenfield, Croudace primary school 23/01164/FUL and 23/01159/OUT - site 16532 ECC LCS Comments

Hi Federica

Regarding the SUDs for the school site, we have several issues that need to be considered together:

1. How do we calculate the volume of SUDs without any idea of what is being proposed in terms of built structure, hardstanding, landscaping, drainage, etc? We have been criticised by ECC Education for assuming too large a building, so we are clearly not in a position to second guess.

2. Notwithstanding Point 1, this is a hybrid application with the residential development in FULL and the SAFEGUARDED SITE for a primary school and early years nursery (not proposed school/nursery) in OUTLINE. How can we accommodate a volume of SUDs now (even if we knew what that is currently) without any guarantee that this site will ever be taken on by ECC and the school developed?

3. The requirements and solutions for SUDS in 2038 (the Local Plan end date and suggested term for safeguarding) may be very different than now.

4. The size of the safeguarded school/nursery site (even with the revised reduced boundaries) is larger than the DfE recommended 1.63-2.04ha, and therefore can accommodate its own SUDs. Further, with imaginative design, the SUDS could be accommodated in a variety of ways including pervious paving (utilising hard standing and parking areas) as well as using green space. Until the school is designed in full, these solutions cannot be second guessed now.

5. As you know, Croudace has carefully balanced ALL the planning and place-making issues on this site to optimise development to make efficient and effective use of this former Green Belt site. As part of this Croudace replaced an attenuation basin on the entrance of Chelmsford Road with gateway buildings and have tanked the car parked to the rear. The other parcels of development have been carefully configured to be able to be developed in phases whilst dealing with topography and surface water runoff as close as possible to the source; hence the number and location of the various attenuation basins within the site. SUDS has been an integral feature within the design process.

6. As we have discussed many times, due to the critical drainage area, the TPOs, the safeguarded school site, other existing landscape features on site etc, the layout has been optimised. Further, we have optimised pervious paving and tanking in the proposed unadopted roads, under parking areas and the Plaza to minimise the land take of attenuation basins, which are very land hungry. Any changes to accommodate something like another attenuation feature on the residential part of the site will only result in the loss of new homes and/or the Plaza (due to topography).

I hope this sets out Croudace's position clearly. We will of course repeat this, if necessary, when we receive ECCs One Response comments, so you have our responses all in one place.

Kind regards
Jane

Jane Piper

Planning Director

Mobile: 07887 526404
Tel: +44 118 952 0242
Jane.piper@stantec.com

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From: Federica Ambrosini <federica@kewplanning.co.uk>
Sent: Tuesday, February 6, 2024 12:36 PM
To: Piper, Jane <jane.piper@stantec.com>
Cc: Kathryn Williams <Kathryn@kewplanning.co.uk>; Shanshan Li <Shanshan@kewplanning.co.uk>
Subject: RE: Land Compliance Study - BBC Land at Shenfield, Croudace primary school 23/01164/FUL and 23/01159/OUT - site 16532 ECC LCS Comments

Hi Jane,

We just received the following from ECC, which I am sharing as it could be helpful:

I would advise that the LCS needs to give the full picture of the site in its current state and then how the developer is going to ensure it meet the site requirements. Other items such as the topsoil, foundation, contamination, ecology needs to ensure these has been looked at and dealt with by the developer and no implications to the school site or construction of the school site.

It's more of a technical document not a planning document.

Claire Wilkinson confirmed that the updated single response letter will be issued this week, and recommended that you should liaise with ECC SuDS though us to address their concerns and ensure that the holding objection is lifted.

Regards
Federica

From: Federica Ambrosini
Sent: Monday, February 5, 2024 5:05 PM
To: Piper, Jane <jane.piper@stantec.com>
Cc: Kathryn Williams <Kathryn@kewplanning.co.uk>; Shanshan Li <Shanshan@kewplanning.co.uk>
Subject: RE: Land Compliance Study - BBC Land at Shenfield, Croudace primary school 23/01164/FUL and 23/01159/OUT - site 16532 ECC LCS Comments

Hi Jane,

Apologies, I forgot to attach ECC's document to my earlier email.

Regards
Federica

From: Federica Ambrosini
Sent: Monday, February 5, 2024 1:21 PM
To: Piper, Jane <jane.piper@stantec.com>
Cc: Kathryn Williams <Kathryn@kewplanning.co.uk>; Shanshan Li <Shanshan@kewplanning.co.uk>
Subject: FW: Land Compliance Study - BBC Land at Shenfield, Croudace primary school 23/01164/FUL and 23/01159/OUT - site 16532 ECC LCS Comments

Hi Jane,

We had a productive meeting with Education on Thursday, and the officers confirmed that the changes to the school's red line (along the entrance and northern boundary) are acceptable, which is good news.

They made a list of comments which will be summarised in a single response letter, expected to be issued at the end of the week. However, a number of key comments have already been shared for your benefit:

- Land Compliance Study – please see emails below about changes required to the document.
- Noise Report – please see emails below about changes required to the document: the data needs to be re-issued, set against the 55db LAeq (30min). We explained that an acoustic fence would be totally unfeasible, and that we would support a hybrid solution (building+fence as mitigation measures) to be agreed at a later stage. ECC were not particularly supportive of this, so it was agreed that we would discuss the matter again once the Noise Report is updated. Can the updated report please include a section about the 7m fence?
- Impact on the nearby Weald Country Park and Thorndon Country Park – further assessment on mitigation measures and/or contributions required to ensure there is no detrimental impact on the parks. See email attached.
- SuDS – I shared these with you on Thursday. At the meeting, ECC confirmed that the requirement for a SuDS strategy for the school site is set out in the Developers' Guide to Infrastructure Contributions.
- Fencing along the southern boundary of the school site – ECC confirmed that fencing along the school site is a responsibility of developer. In order to avoid overlooking and potential noise issues, it was discussed that a double fencing will be required between the southern boundary of the school and the proposed residential units immediately to the south. The fencing along the school should be a 2.4m welded mesh (see page 40 of the Developers' Guide to Infrastructure Contributions), whilst the fencing for the residential plots could be a lower timber fence. Fencing details can be discussed / conditioned, but it was stressed that the fencing should be located along but immediately outside the school boundary.
- Comments from ECC's response Page 22: "Although the provision of the 2FE Primary School and early years and childcare facilities are not part of this application and the proposals are only to secure the land for educational use, it is recommended to secure school outdoor green space through a properly worded planning condition" – ECC confirmed that this is no longer required.
- Post 16 learning – ECC confirmed that there will be no contribution required for this.

We will share the updated single response letter as soon as we receive it.

Kind regards
Federica

From: Claire Wilkinson - Principal Planning Officer National Infrastructure <Claire.Wilkinson3@essex.gov.uk>
Sent: Friday, February 2, 2024 2:06 PM
To: Federica Ambrosini <federica@kewplanning.co.uk>
Cc: Kathryn Williams <Kathryn@kewplanning.co.uk>; Shanshan Li <Shanshan@kewplanning.co.uk>
Subject: FW: Land Compliance Study - BBC Land at Shenfield, Croudace primary school 23/01164/FUL and 23/01159/OUT - site 16532 ECC LCS Comments

Hi Federica

We will also provide a summary of our comments on the submitted Land Compliance Statement provided by Croudace in our updated single response, but just so you have these now please see the email correspondence below. The Developers' Guide 2023 sets out what they should be providing, so please advise the developer to refer to this when updating the LCS.

Thank you

Kind regards
Claire

Claire Wilkinson
BA (Hons), PGDip TP, MRTPI

Principal Planning Officer – National Strategic Infrastructure Projects
Planning and Sustainable Development

Essex County Council

Please note that I work part time and my normal working hours are all day Tuesday, Wednesday, Thursday and Friday mornings.

From: Bryony Dick - Senior Project Sponsor <bryony.dick@essex.gov.uk>
Sent: Tuesday, January 23, 2024 5:30 PM
To: Claire Wilkinson - Principal Planning Officer National Infrastructure <Claire.Wilkinson3@essex.gov.uk>
Cc: Rhona Long - School Organisation Officer <Rhona.Long@essex.gov.uk>; Blaise Gammie - School Place Planning Manager <Blaise.Gammie@essex.gov.uk>; Anne Cook - Principal Infrastructure Planning Officer <Anne.Cook@essex.gov.uk>
Subject: RE: Land Compliance Study - BBC Land at Shenfield, Croudace primary school 23/01164/FUL and 23/01159/OUT - site 16532

Hi Claire,

Please see my comments below, I disagree with comments by Croudace for the acoustics.

The comment still stands that the acoustics do not meet the requirement. The school building/ location is not a mitigation factor and therefore this obligation is not met and therefore does not meet the requirement for 55db LAeq (30min) across the whole site.

The acoustics at the school are not accepted as they do not meet the requirements. Paragraph 5.134 of the Planning Statement alludes to 20% of the site suffering from noise in excess of our threshold. We require the developer to fully explore how they can reduce the noise to appropriate levels	The Safeguarded Site is in outline. The full application shows one option for the design and layout for the school that fulfils the noise criteria of ECC. There may be other ways the criteria can be fulfilled. It is for ECC to design the school at the time the site is transferred
The illustrative design of the school is over sized and cannot be relied upon for mitigation as the design of the school is currently unknown. This is not accepted. Extracts for information.	ECC Education has not engaged with Croudace about a potential design for a school. The Safeguarded Site is in outline. The full application shows one option for the design and layout for the school that fulfils the noise criteria of ECC. There may be other ways the criteria can be fulfilled. It is for ECC to design the school at the time the site is transferred

Primary School, Early Years and Childcare (EY&C) design comments	
Land Compliance Study	LCS submitted to KEW on 3 January 2024

The land compliance study does not contain enough information in its current form.

The land compliance study report should give an introduction to the site and then go into detail on each point in the sustainability checklist individually in detail explaining why this site is suitable. If the site currently doesn't meet the specification why not and how this will be mitigated in the future, and if it does not meet it and it won't why not. It is expected to included comments, observations and findings from any surveys or reports, site visits, meetings etc. Extracts of photos, drawings etc to show an audit trail / evidence. And if further information is wanted link to the actual survey etc.

The current checklist is incorrect as it does not match the survey findings.

• An emergency and grounds maintenance access to the north of the education site should be identified – possibly between plots 101 and 104. Croudace to address. • The school footprint and the parking are indicative, but parking and delivery access should take a more linear form along the southeast boundary. Access to the southern entrance, including the 4 arms roundabout, was discussed during the 9/11 meeting, Croudace to address comments raised by ECC Education and Highways.	Vehicular access to school being amended as part of revised layout, so this will be considered then Access will be provided between plots 101 and 104. See submitted Site Layout Plan 22.1643.450P, application 23/01163/FUL Vehicular access to school being amended as part of revised layout, so this will be considered then

The emergency access is not shown on the drawing. Has this been picked up with Highways as this looks like a private driveways indicated on the image below?

▪ Para 6.2.3 "the school will manage its own run off" the school will be required to discharge at the 1 in 1 year greenfield run off rate and attenuation will be required. Further information and modelling will be required regarding this statement. ▪ Discharge should be at the 1 in 1 year Greenfield rate for events up to 1 in 100 plus climate change.	▪ At this stage there is not enough information about the school site to undertake a more detailed assessment. The assumption is that any storage required to attenuate the school's runoff to the 1:1 year rate will be provided within the school site. The school's peak discharge will be conveyed through a short section of the proposed network without any additional attenuation. Proposed flow controls will need to be adjusted for this additional discharge, but proposed storage volumes will not be affected. The strategy could be adjusted now subject to the provision of a fixed discharge rate for the school site.

SUDS will need to respond to this point however it is expected that the school site discharge to be taken into account within the overall strategic surface water design strategy for the development.

Bryony

Bryony Dick,
Senior Project Sponsor- Infrastructure Delivery
Essex County Council | **mob:** 07827976986 | **email:** Bryony.Dick@essex.gov.uk

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From: Bryony Dick - Senior Project Sponsor
Sent: Monday, January 22, 2024 4:22 PM
To: Claire Wilkinson - Principal Planning Officer National Infrastructure <Claire.Wilkinson3@essex.gov.uk>
Cc: Rhona Long - School Organisation Officer <Rhona.Long@essex.gov.uk>; Blaise Gammie - School Place Planning Manager <Blaise.Gammie@essex.gov.uk>; Anne Cook - Principal Infrastructure Planning Officer <Anne.Cook@essex.gov.uk>
Subject: RE: Land Compliance Study - BBC Land at Shenfield, Croudace primary school 23/01164/FUL and 23/01159/OUT - site 16532

Hi Claire,

My comments are below from the information that was issued.

Acoustics – this does not meet the requirement as the whole site is required to meet not just 80%. Can the data issued please be set against the 55db LAeq (30min)

4.7 Approximately 80% of the land safeguarded for the school provision would experience noise levels below 55dB, $L_{Aeq,16hr}$ and the screening provided by the proposed school building would provide at least one outdoor area suitable for outdoor teaching activities where noise levels are below 50 dB $L_{Aeq,16hr}$. The illustrative proposed location of the school building shows that it would be possible to meet the required design standards described in Section 2.0 above.

Bryony Dick,
Senior Project Sponsor- Infrastructure Delivery
Essex County Council | **mob:** 07827976986 | **email:** Bryony.Dick@essex.gov.uk

---

From: Bryony Dick - Senior Project Sponsor
Sent: Monday, January 15, 2024 6:29 PM
To: Blaise Gammie - School Place Planning Manager <Blaise.Gammie@essex.gov.uk>; Anne Cook - Principal Infrastructure Planning Officer <Anne.Cook@essex.gov.uk>
Cc: Rhona Long - School Organisation Officer <Rhona.Long@essex.gov.uk>
Subject: RE: Land Compliance Study - BBC Land at Shenfield, Croudace primary school 23/01164/FUL and 23/01159/OUT - site 16532

Hi All,

I'm not sure where to start on the LCS..... it is more of a planning document and doesn't contain information/ audit trail for the technical items and has limited information.

With the site boundary I agree a masterplan would be helpful however the reduced site is likely to be accepted. This plan does not seem to take into consideration for pedestrian pavement around the tree therefore this concern is still o/s.

LCS comments:

Figure 3 – site constraints plan key is illegible
States further in the document (page 15) that physical encumbrances are shown on this drawing – they are not shown. A education site specific drawing is required.

Section 5 – technical information

Limited / little detailed information.

A summary is required of each point of the findings of the surveys . this is not included and then if further information is required a reader can go to the technical report.

The **acoustics** are incorrect as they do not meet the specification as per the previous comments.

Tree –Drawing required in document.

Ecology – LSC states it meets the requirement now however the ecology document issued over a year ago contradicts this.

Extract below states further surveys are required and that the scrub land could not be accessed. Have these been undertaken?

A dense band of scrub spans most of the northern boundary, albeit parts of this have been cleared by residents as part of the garden encroachment. In order to gain full access to the northern boundary, to enable the legal boundary to be marked out and fenced off it will be necessary to make a series of temporary gaps in the scrub. Accordingly, the following Method Statement provides a working methodology for the scrub clearance, taking account of relevant ecological sensitivities.
Badgers- where are the badger sets in the wider site? 7.4. *Recommended further survey work* – A detailed Badger survey is recommended to be undertaken prior to the preparation of a formalised scheme design as Badgers are known to be using the site and may create new setts within the site. **Has this been completed?**
Birds- *Recommended further survey work* – Due to the scale of the proposals, it is recommended that a breeding bird survey is undertaken to establish the use of the site by bird assemblages. **Has this been completed?**
Reptiles- Populations of Common Lizard, Grass Snake and Slow-worm are present on site. 7.13. *Recommended further survey work* – A Great Crested Newt presence / absence survey of all relevant ponds associated with the site should be undertaken. *Recommended further survey work* – A reptile presence / absence survey of suitable habitat within the site should be undertaken. **Has this been completed?**

Ecological supervision will be provided during the vegetation clearance. The supervising ecologist will carry out fingertip searches before and during clearance of vegetation to check for the presence of any protected species and should any such protected species or other wildlife (e.g. Hedgehogs) be encountered will provide advice on how best to proceed (which will most likely be to leave any such species in situ and to work around them unless individuals are at imminent risk of harm). **Has this been completed?**

Dormice

6.1.21 **MM14 – Dormouse Licensing.** The construction of the new school will result in the loss of Dormouse habitat at the site (approximately 1.9ha of scrub), likely to support two adult Dormice. To avoid an offence under the relevant legislation, it will be necessary for the vegetation clearance to be carried out under a European Protected Species (EPS) development licence, obtained from Natural England.

MM15 – Safeguarding measures during vegetation clearance. In order to minimise the risk to Dormice during vegetation clearance works, a number of safeguarding measures will need to be implemented. This will include sensitive timing of works, involving clearance outside of the peak hibernation or breeding periods, or as a two-stage process (removal of above ground vegetation during the winter months, followed by removal of stumps and ground works the following late spring once Dormice have emerged from hibernation). Works will also be carried out under ecological supervision, with progressive clearance of vegetation by hand, and will be preceded by check surveys of habitats for nests. These measures will be detailed in the method statement accompanying the EPS licence application.

Japanese Knotwood – where does the Ecology information state this has not been found on the school site?

HV cable – where are these located? None on site however assumed there are some on the development how close are these to the school site?

Foundations

Please can further details be provided as the LCS states Standard trench fill / strip foundations can be used. But the SI surveys states:

Subject to Engineers review the whole of the NE field, the east field and the south field along with generous inclusion abreast all remaining filed boundaries should be considered for a piled scheme A piled foundation solution to be necessary for the proposed school building due to load regimes.

Pursuit of a ground bearing floor slab for the larger school structure could be problematic and would need to be the subject of additional site specific investigation. Areas of identified potential or observed blanket subgrade clay desiccation would need to be removed and replaced with thickened stone blankets etc.

Gases: LCS states does meet. Please confirm the if school site falls into the statement below from the SI survey.

The more extensive gas monitoring carried out during these Phase III works has also not identified any gas risk. This is based on the evidence in the trial holes and the gas monitoring data. However, as discussed, the previous investigation highlighted potential areas of CS2 and CS3, mainly based on the flow rates recorded at times. On this basis, two recommendations have been made; carry out further monitoring as we approach a period of likely low atmospheric pressure to provide more confidence in the current set of readings or, as a prudent approach, provide some basic gas protection measures (CS2 – likely requiring 3.5 points) in three areas of the site; the plots in the western extremity of the site and all plots within the eastern and north-eastern fields.

Topsoil in LCS states meets. Confirmation this is correct? Evidence required that the current top soil will meet School playing field requirements.

SI extracts

Clean natural arisings from groundworks may be re-used on site without further testing, where there is a definite use for such materials, e.g. raising levels or construction of landscaping layers or bunds as set out in the approved plans for the development.

Treated contaminated soils may be reused on site under an appropriate Materials Management Plan, where certain criteria are met, in accordance with the CL:AIRE Definition of Waste Code of Practice, Ref [16].

The WLS11 is on the school site and states the topsoil contains flint

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Southern Testing ST Consult

Start - End Date	Project ID:	Hole Type:	WLS11
09/08/2022	JNE700	WLS	Sheet 1 of 1

Project Name:	Chelmsford Road	Remarks:	Co-ordinates: 561754E - 196247N	Level: 61.74	Logger: CN
Location:	Shenfield, Brentwood	38mm installation slotted 1-3m.			
Client:	Croudace Homes				

Well	Water Strikes	Samples and In-situ Testing: Depth (m bgl)	Type	Results	Legend	Thickness (m)	Depth (m bgl)	Stratum Description
						(0.26)		Hard dry grey brown fissured silty sandy gravelly clay TOPSOIL including flint

I'm happy to discuss any of these points in a meeting if anything is unclear.

Bryony

Bryony Dick,
Senior Project Sponsor- Infrastructure Delivery
Essex County Council | **mob:** 07827976986 | **email:** Bryony.Dick@essex.gov.uk

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