

Houghton, Michelle

From: Stuart Magowan [REDACTED]
Sent: 19 April 2021 13:19
To: Holmes, Jon
Cc: [REDACTED]
Subject: FW: 23246 Norton Height 2 Lovedean Application Number 54139/003
Attachments: 54139003_Reserve Housing Site_PW response.pdf; Drainage Maintenance Schedule v1.1.pdf

Hi Jon

I have received a copy of the Planning Consultation responses to you from Portsmouth Water, copy attached, requesting some further information for the discharge of Planning Condition 5.

Request for more information from Portsmouth Water

Request for more information "A Drainage Maintenance Plan has submitted, this details the ownership for each drainage feature. The plan does not however detail the maintenance schedules and details of protection measures. Further details on the maintenance schedules for the SuDS features by the Management Company should be provided at this stage.

Portsmouth Water can review our position once we have received the further detail on the maintenance schedules for the drainage features."

We attach Drainage Maintenance Schedule v1.1 which includes the submitted drawings and details of the Maintenance Schedules requested.

We trust this will allow Portsmouth Water to review their position and recommend discharge of Planning Condition 5.

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

Regards

Stuart

Stuart Magowan

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**CONSULTATION UNDER THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE ENGLAND) ORDER 2015**

Applicant:	Bargate Homes
Planning Application Reference:	54139/003
Proposal:	Reserved Matters application pursuant to outline permission 54139/001 for the development of 43 dwellings details of appearance, landscaping, layout and scale. Including the discharge of conditions 4,5,8,10,11,16,18 and 19 pursuant to 54139/001
Location:	Reserve Housing Site, Lovedean Lane, Horndean, Waterlooville
Date:	06 April 2021

Portsmouth Water have reviewed the reserved matter application and the associated discharge of conditions application 4, 5, 8,10,11,18 and 19 pursuant to 54139/001. Portsmouth Water wish to make comment on the discharge of conditions 4, 5, 8 and 11. Our response is based on the review of the following documentation:

- FLOOD RISK ASSESSMENT
- V2.2 - PROPOSED DRAINAGE SHEET_ 201_C
- PROPOSED DRAINAGE SHEET_ 202_D
- DRAINAGE MAINTENANCE PLAN - 1 OF 2_ 211_B
- DRAINAGE MAINTENANCE PLAN - 2 OF 2_ 212_C
- GROUND INVESTIGATION REPORT
- CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Discharge of Condition 4- Surface Water Drainage Scheme

The proposed surface water drainage strategy is disposal SuDS and final discharge to an existing surface water sewer. This is acceptable to Portsmouth Water in relation to groundwater protection. Infiltration drainage to ground has been ruled out for the site due to the environmental constraints and risk of dissolution in the area.

Portsmouth Water have no objections to the discharge of condition 4.

Discharge of Condition 5- Surface Water Drainage Maintenance

A Drainage Maintenance Plan has submitted, this details the ownership for each drainage feature. The plan does not however detail the maintenance schedules and details of protection measures. Further details on the maintenance schedules for the SuDS features by the Management Company should be provided at this stage.

Portsmouth Water can review our position once we have received the further detail on the maintenance schedules for the drainage features.

Discharge of Condition 8- Site investigation

Portsmouth Water are satisfied with the recommendations and conclusions on the Ground Investigation by Wilson Bailey Technical & Environmental. The report highlights the high sensitivity of the groundwater receptor (local public water supply source), however there is no evidence of olfactory contamination and therefore the pollution risk to groundwater quality is low. Portsmouth Water support the recommendation of shallow raft foundation solution due to the risk of dissolution in the area.

Portsmouth Water therefore have no objections to the discharge of condition 8.

Discharge of Condition 11- CEMP

A Construction Environmental Management Plan has been submitted detailing the pollution mitigation measures to be adopted during the construction phase. Surface water runoff will be carefully managed and surface water infrastructure will be constructed at the early stages of the construction. Portsmouth Water are satisfied with the level of detail provided and the pollution prevention measures to be adopted during the construction phase of this development.

Portsmouth Water therefore have no objections to the discharge of condition 11.

Catchment Management Team
Portsmouth Water

catchment.management@portsmouthwater.co.uk

Drainage Maintenance Schedule



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Project	Phase 2 Norton Heights, Lovedean
Project Number	23246

By S Burgess

Date April 2021

1 Schedule of Maintenance

1.1 Maintenance during construction

- 1.1.1 Once appointed the Contractor will prepare a site specific method statement for the control of silt and other pollutants during construction. CIRIA Report C532 'Control of Water Pollution from Construction Sites' provides further guidance on this.
- 1.1.2 During the construction phase, should hardstanding areas be constructed prior to the completion of the proposed drainage scheme, surface water flow will be temporarily channelled into localised lined storage units before being discharged at no greater than 5/l/s into the existing surface water sewers. Appropriate water quality mitigation in accordance with CIRIA Report C532 will be provided. This approach allows for surface water to be attenuated and sediments captured during the construction phase.
- 1.1.3 The Contractor will maintain the proposed drainage system during construction and until the site is handed over to the private Management Company.

1.2 Management and Maintenance of Proposed SuDS Drainage System

- 1.2.1 Upon completion, management of the shared drainage facilities will be passed on to a private Management Company appointed by the Developer on behalf of the new Residents.
- 1.2.2 The regular and corrective maintenance of all shared elements of the drainage systems, including the storage structures, catchpits, Downstream Defender Vortex Separators and Hydrobrakes will be managed and funded through the private Management Company on behalf of the Residents.
- 1.2.3 Provisions will be made to replace any infrastructure that has reached the end of its serviceable design life and will be replaced on a like for like basis as far as reasonably practicable.
- 1.2.4 The Downstream Defender Vortex Separators will be maintained in accordance with the 'Hydro International - Operation and Maintenance Manual' which has been included within the Application Pack.
- 1.2.5 In the event that the private Management Company becomes unable to discharge its duties within 2 years of first appointment the developer will endeavour to appoint an alternative on behalf of the Residents.
- 1.2.6 Regular maintenance of all private drainage, gullies, gutters, rainwater pipes and connections will be the responsibility of the individual homeowner and should be undertaken every 3 months.



Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Remove sediment and debris from silt trap chambers, gullies traps, channel drains and inlet chambers	3 monthly
	Litter and debris removal – catch pits	Monthly or as required
	Surface and foul water pipework – jetting / rodding	Every 2 years or as required
	Vortex Separators inspected. (A log should be maintained detailing the depth of oil found any oil volume removed, and any silt removal or cleaning carried out)	Regularly during first year of installation then every 6 months after the first year of installation
	Remove sediment, oil and suspended solids from the Vortex Separators	Once per year, or following a spill in the drainage area
	Manage other vegetation and remove nuisance plants – aesthetics	As required
	Inspect for sediment and debris in pre-treatment components and floor of storage structure inspection tubes or chambers.	Annually
	Cleaning of gutters and any filters on down pipes.	Annually (or as required based on inspection)
	Trim any roots that may be cause blockages to the system.	Annually (or as required)
Occasional Maintenance	Remove sediment and debris from pre-treatment components and floor of storage structure inspection tubes or chambers and inside of concrete manhole rings.	As required based on inspections
Corrective Maintenance	Repairs to access chambers / manhole covers	As required
	Remove debris / blockages to silt traps / channel drains	As required
	Surface remedial works to any depressions or rutting	As required
	Inspect inlet, outlet from downpipes, channel drains and gullies for blockages, standing water and clear	As required
	Alarm probes should be removed and cleaned with water	Whenever waste material is removed from the separator
	Reconstruct storage structures if performance deteriorates or failure occurs	As required
	Replacement of defective geotextile (will require reconstruction of storage structures)	As required
Monitoring	Inspect silt traps and note the rate sediment has accumulated	Monthly in the first year and then annually
	Inspect storage structures to ensure it is fully emptying	Annually

Maintenance Schedule	Required Action	Frequency
Corrective Maintenance	Remove debris / blockages to silt traps / channel drains	As required
	Repairs to access chambers / manhole covers	As required
	Replace any broken permeable blocks / surface, remedial works to any depressions or rutting	As required
	Inspect inlet, outlet from downpipe and gullies for blockages, standing water and clear	As required

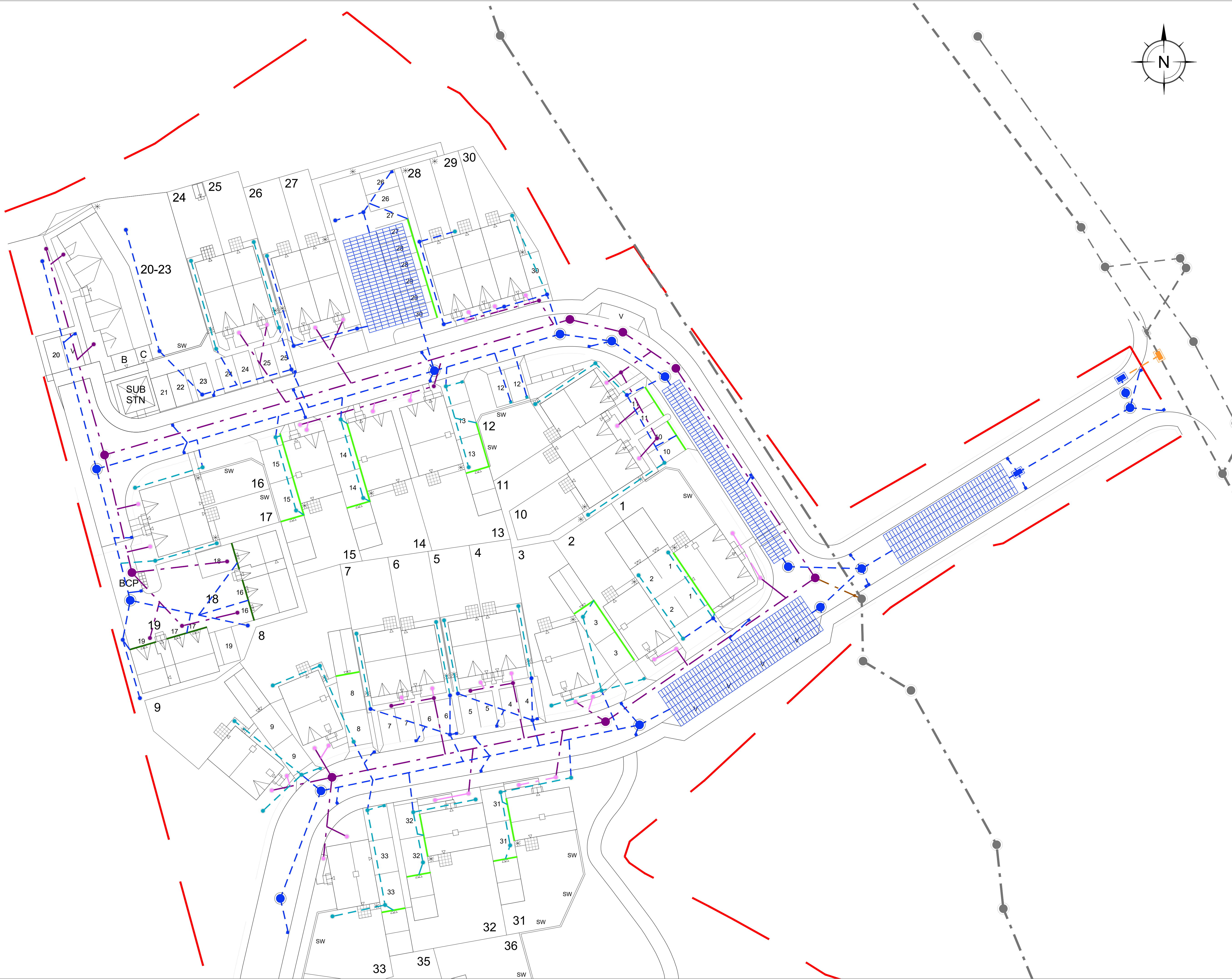
Indicative Schedule of Maintenance for the Proposed Drainage System

2 Financing

- 2.1 The regular maintenance of all private drainage, channels, gutters, rainwater pipes and connections will be the responsibility of the individual homeowner.
- 2.2 The regular and corrective maintenance of all shared elements of the drainage system will be managed and funded through the Management Company on behalf of the Residents.

Inspection / Action Required	Gullies, Channels and Gutters	Catchpits	Vortex Separators	Surface Water Pipework	Storage Crates
1 Month		✓			✓
3 Months	✓	✓			
6 Months			✓		
1 Year					✓
After leaf fall in Autumn	✓	✓			
2 Years				✓	
When waste material is removed from the separator			✓		

Drainage System Maintenance Summary



- GENERAL NOTES:
1. All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.
 2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
 3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
 4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

Drainage Maintenance Legend:

To be maintained by the homeowner

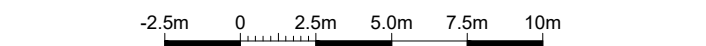
- Foul Water Manhole and Pipe
- Surface Water Manhole and Pipe
- Yard Gully
- ACO Channel

To be maintained by Management Company

- Foul Drainage
- Surface Water Manhole and Pipe
- Road Gully
- ACO Channel
- Storage Crate/Cellular Soakaway

To be maintained by Southern Water

- Surface Sewers
- Foul Sewers



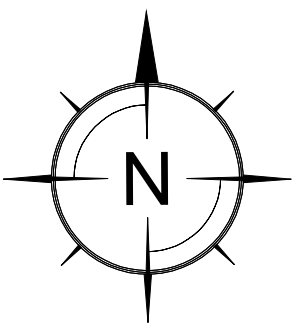
B	18.03.21	PR	Scale Bar added.	SAB
A	16.02.21	SAB	Updated site layout	SAB
REV	DATE	INT	DESCRIPTION	CHK

Issue Status PRELIMINARY

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CLIENT: Bargate Homes Limited
PROJECT: Norton Heights
Phase 2
Lovedean Lane, Horndean
TITLE: Proposed Drainage Maintenance Plan
Sheet 1 of 2

DRAWN	PR	DATE	Jan 2021	PROJECT NO.	23246
ENGINEER	SB	CHECKED	SB	DWG. NO.	211
SCALE	1:250 @ A1	REV.	B		



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Drainage Maintenance Legend:

To be maintained by the homeowner

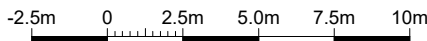
- Foul Water Manhole and Pipe
- Surface Water Manhole and Pipe
- Yard Gully
- ACO Channel

To be maintained by Management Company

- Foul Drainage
- Surface Water Manhole and Pipe
- Road Gully
- ACO Channel
- Storage Crate/Cellular Soakaway

To be maintained by Southern Water

- Surface Sewers
- Foul Sewers



C	18.03.21	PR	Scale Bar added.	SAB
B	16.02.21	SAB	Updated site layout	SAB
A	02.02.21	PR	Final FW Sewer connection manhole revised	SB
REV	DATE	INT	DESCRIPTION	CHK

Issue Status **PRELIMINARY**

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CLIENT
Bargate Homes Limited

PROJECT
Norton Heights
Phase 2
Lovedean Lane, Horndean

TITLE
Proposed Drainage Maintenance Plan
Sheet 2 of 2

DRAWN PR	DATE Jan 2021	PROJECT NO. 23246
ENGINEER SB	CHECKED SB	REV. 212 C
SCALE 1:250 @ A1		