

SITE NAME: Land at Sinah Lane, Hayling Island

REPORT NAME: Briefing Note

DATE: 15/10/2019

REF: BSO/E4513/17521

This technical note has been produced on behalf of Barratt David Wilson (Southampton) to provide a concise summary of the proposed surface water drainage strategy as well as the proposed provisions for future adoptions.

Surface Water Drainage

Reference should be made to the site-specific flood risk assessment (FRA) produced by Rogers Cory Partnership dated June 2019 (report reference: TRS/BSO/E4513/17134).

- Chapter 5 of the FRA describes the proposed surface water drainage strategy;
- Hampshire County Council as Lead Local Flood Authority (LLFA) were consulted as part of their paid pre-app service on the 7th June 2017, where the requirement for using a surface water pumping solution was agreed in principle;
- Chapter 5.41 of the FRA describes the proposed SuDS drainage strategy as well as the current site constraints which led to a final pumping solution:

“Due to the very limited fall available on the site, (approximately 800mm over the entire site) and depth of the proposed outfall ditch, consideration of how to achieve a gravity connection to the existing watercourse system was undertaken whilst still ensuring a sufficient depth of attenuation could be achieved. The following options were considered:

- *Raising ground levels to achieve a gravity connection to the ditch in the north- This option was discounted due to the need to raise the ground levels across the site and most significantly along the southern and western boundaries of the site, which was not permitted due to the sensitivities of the ground levels interface with the neighbouring properties;*
 - *The use of shallow SuDS drainage techniques, such as swales and lined permeable paving. This option was considered but discounted as the use of shallow SuDS alone would not mitigate the need for a surface water pumping solution, without land raising as well. Furthermore, the proposed roads and sewers are to be put forward for adoption by HCC and a Local Sewerage Authority, who would not permit the use of a line permeable paving for the conveyance of surface water drainage within the main access roads."*
- As a result, a pumping solution has been proposed to overcome the limited fall available on the site and provide a positive gravity connection to the existing watercourse;
 - The proposed on-site surface water pumping station will be offered for adoption to the Local Sewerage Authority;
 - Southern Water were consulted in May 2017 regarding the proposals for a surface water pumping station compound as part of an adoptable scheme and confirmed the arrangement was acceptable in principle. Whilst they have raised queries on the details of access and emergency storage these matters would be provided post planning consent as part of the S104 Adoptions Application under the Water Industry Act (WIA);
 - The recent request from HCC to obtain confirmation from Southern Water to adopt the system, puts an undue onus on Southern Water who can only reasonably confirm adoption of a system once a full technical vetting process is completed under a S104 Application process (WIA). This can only be applied for once planning permission is granted and the onsite system is full detailed design. This procedure is quite typical for other developments.