



Drainage Strategy Report

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Havant, 32 New Lane

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Prepared for:

Havant Property Investment LLP

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1 INTRODUCTION

Pinnacle Consulting Engineers Ltd have been commissioned by Havant Property Investment LLP to carry out a Drainage Strategy (DS) for a proposed development of a site at 32 New Lane, PO9 2NG. A site location plan is enclosed in Appendix A.

The purpose of this report is to demonstrate that a viable and sustainable strategy for the management and disposal of surface water runoff with climate change allowances and foul water discharge for the development can be achieved.

1.1 Site description

The proposed development is located at 32 New Lane, Havant, Hampshire, PO9 2NG (National Grid Reference SU 72466 07236). The site is a brownfield site and lies within an Industrial Estate on the east side of New Lane with a total developable area of approximately 6.78ha.

The site is bounded to the north by Havant industrial area, to the east by railway line, to the south by industrial and commercial premises and to the west by New Lane Road (see Figure 2.1 below). A watercourse is located approximately 60m from the site.



Figure 1: Aerial View of the existing development site (approximate site boundary edged red)

1.2 Topography

The development site falls generally from north east to south west direction, with ground levels across the site varying between approximately 16.20m and 13.03m Above Ordnance Datum (AOD) (see Appendix B).

1.3 Geology

Geological conditions at the site are detailed below in Table 1.1 and are based on a British Geological Survey (BGS) maps found online.

Formation	Description
Artificial Ground (Made Ground)	No artificial deposits have been delineated within the site on the BGS site maps. However, given the site is brownfield, the likelihood is that Made Ground will be present.
Superficial Deposits (Drift Deposits)	River Terrace Deposits (Undifferentiated- Sand, Silt and Clay) Superficial Deposits formed up to 3 million years ago in the Quaternary Period. Local environment previously dominated by rivers. These sedimentary deposits are fluvial in origin. They are detrital, ranging from coarse- to fine-grained and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river or estuary (if in a coastal setting). Head– Clay and Gravel. Superficial Deposits formed up to 3 million years ago in the Quaternary Period. Local environment previously dominated by subaerial slopes. These sedimentary deposits are subaerial in origin. They are detrital, comprising coarse- to fine- grained materials, forming down-slope layers and fans of accumulated material.
Bedrock	London Clay formation- Clay, Silt and Sand. Sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by deep seas. These sedimentary rocks are marine in origin. They are detrital and comprise coarse to fine grained slurries of debris from the continental shelf flowing into a deep-sea environment, forming distinctively graded beds.

Table 1.1 – Geological Ground Conditions

1.4 Proposed Development

The development proposes to redevelop the site and use it as a storage and distribution facility, where parcels are delivered via small vans to customers in the local area. The proposal includes a centrally located warehouse building and a decked storage area which will house the fleet of commercial vehicles overnight while drivers are not on deliveries (see Appendix C).