

Daphney

Following your drainage engineer's comments, I have liaised with Southern Water who have confirmed that the existing surface water sewer on site can be used for the new development on the basis that we are not increasing the run-off areas. After site investigation it has been confirmed that this is a substantial sewer of 300 diameter as indicated on their sewer records.

I have also discussed the maintenance of the ditch outside of our site with the land owners, Hayling Builders (land to the north) and Mrs Karin Snape (the adjoining ditch to the east). Hayling Builders are in the process of selling on their site (which has outline planning permission) to another developer who they advised would be submitting a further planning application to the Council within the next two months, presumably with a view to commencing development as soon as the necessary permissions are in place. For this reason, it would be difficult for Hayling Builders to enter into any formal arrangement at this point in time for maintenance of the ditch as this would need to be negotiated with the new landowners. However, the development of this land depends upon the use of the ditch for surface water disposal, as set out on the extant permission. Therefore, long term maintenance arrangements would be put in place by the developer, no doubt enforced by a planning condition under your control.

It has now proposed to amend the surface water drainage design to include the following provisions as set out on the amended drainage layout 21412/208A now attached:

- To limit surface water discharge into the ditch to the roof areas of the residential development only. This amounts to a substantial reduction of the run-off area from the existing 1580m² to only 308m².
- To discharge into the ditch adjacent at the north-east corner of the site outside of the area owned by Mrs Snape in order to simplify future maintenance provisions (although Mrs Snape has not indicated any objections to our maintaining the ditch).
- To connect the surface water from the commercial development only to the existing surface water sewer with a run-off area reduced from 631m² to 552m².

An amended drawing no. 21412/211A is also attached to indicate existing and proposed run-off areas as noted above.

I would hope that the above information would be sufficient with regard to securing the drainage on this site.

Kind regards

Jeff



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From: Daphney Haywood [<mailto:Daphney.Haywood@havant.gov.uk>]

Sent: 02 February 2015 10:23

To: 'Jeffrey Douglas'

Subject: FW: Planning Application APP/14/01228 at 58-64 Station Road, Hayling Island, PO11 0EL

Jeff

Please see the response from the drainage engineer. Further clarification and information is required in accordance with his comments.

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