

Daphney Haywood
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

25th October 2019

Our Ref:
Your Ref: APP/19/00660

Dear Daphney,

Discharge of Condition 3 and Condition 4 for Planning Permission APP/19/00660

Site Address: Butterick Co Ltd, 38 New Lane, Havant, PO9 2ND

Proposal: Erection of two new industrial buildings (comprising 12 individual units) within B1, B2 and B8 use classes together with ancillary office use, landscaping, servicing, car and cycle parking and access.

We are pleased to enclose the following details relating to the pre-commencement conditions for the planning permission at the site 'Buttericks' (also known as Spring Industrial Estate) on behalf of Kingsbridge Estates Ltd Pension Scheme.

Condition 3

No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Local Planning Authority in consultation with Southern Water.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

A detailed drainage strategy has been produced for both the proposed foul and the surface drainage networks within the development by Powell Tolner & Associates (PTA) Limited, Civil and Structural Engineers.

This drainage strategy has been based on and is in accordance with the planning approved Flood Risk Assessment – ref. 9641-PTA-ZZ-XX-SP-C-9101 Rev P3. The proposed drainage layout has been attached as part of this submission, pipe sizes and gradients are shown on the drawing along with cover and invert levels of the manholes. Along with the proposed drainage layout, drawings of the drainage construction details and manhole schedules have been included as part of this submission.

The proposed drainage scheme has been modelled in Microdrainage for storms up to and including the design storm of a 1:100 year return period with a 40% additional allowance for climate change. The surface water network has been designed to accommodate this design storm without surface flooding. Microdrainage calcs, and a drawing with Microdrainage pipe number references have been attached as part of this submission.

Supporting Information Submitted

1. PTA Drawings:

- 9641-PTA-ZZ-XX-DR-C-8101_REV_P06 – Proposed Drainage Layout
- 9641-PTA-ZZ-XX-DR-C-8102_REV_P01 – Microdrainage Pipe Reference Layout
- 9641-PTA-ZZ-XX-DR-C-8131_REV_P02 – Drainage Construction Details Sheet 1 of 2
- 9641-PTA-ZZ-XX-DR-C-8132_REV_P01 – Drainage Construction Details Sheet 2 of 2
- 9641-PTA-ZZ-XX-SH-C-8150_REV_P04 – Manhole Schedules

2. PTA Microdrainage Calcs

Condition 4

Construction of the development shall not commence until details of the proposed means of surface water run off disposal in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes have been agreed by the Lead Flood Authority and Southern Water, in consultation with the Local Planning Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

The surface water drainage strategy has been based on the planning approved Flood Risk Assessment – ref. 9641-PTA-ZZ-XX-SP-C-9101 Rev P3. The proposed drainage network 9641-PTA-ZZ-XX-DR-C-8101_REV_P06 has been attached as part of this submission.

Hampshire County Council, the Local Lead Flood Authority, were consulted as part of the planning application for this site and reviewed the drainage drawings, calcs and FRA and they had no further comments to make. Their response has been attached as part of this submission.

A pre-development enquiry was submitted to Southern Water and their response is attached as part of this submission. A paragraph from Southern Water's the response is below:

'Alternatively, the developer can discharge surface water flow no greater than existing levels if proven to be connected and it is ensured that there is no overall increase in flows into the surface water system. You will be required to provide a topographical site survey and/or a CCTV survey

showing the existing connection points, pipe sizes, gradients and calculations confirming the proposed surface water flow will be no greater than the existing contributing flows.'

A topographical survey and a CCTV survey have been attached as part of this submission. The Southern outfall for the existing site's surface is an unattenuated 150mm diameter vitrified clay pipe with a 1:50 gradient, which connects into the adjacent public surface water network in Stanbridge road, as shown in the CCTV survey. The hydraulic capacity of this pipe is 25.2 l/s, this is shown by modelling the pipe in Microdrainage, results are attached as part of this submission. The proposed discharge rate has been revised to 25 l/s to ensure that the development does not increase flows to the sewer and to meet the discharge rate requirements of Southern Water.

The proposed drainage scheme has been modelled in Microdrainage for storms up to and including the design storm of a 1:100 year return period with a 40% additional allowance for climate change, whilst limiting the discharge to 25 l/s. The surface water network has been designed to accommodate this design storm without surface flooding. Microdrainage calcs, and a drawing with Microdrainage pipe number references have been attached as part of this submission.

Supporting Information Submitted

1. PTA Drawings:

- 9641-PTA-ZZ-XX-DR-C-8101_REV_P06 - Proposed Drainage Layout
- 9641-PTA-ZZ-XX-DR-C-8102_REV_P01 - Microdrainage Pipe Reference Layout

2. PTA Microdrainage Calcs:

- Existing Outfall Pipe Capacity
- Proposed Network Microdrainage Model Output

3. Topographic Survey - Shaw Colegate - 13118_TP_REV_A

4. CCTV Survey - Anglo Surveys

5. Pre-development Enquiry Response - DS_CC_PDE-109732 Response

6. Hampshire CC LLFA Consultee Response - APP_19_00660

We trust this information addresses the requirements of the above conditions, and the Council can confirm that both can be discharged at their earliest opportunity.

Please do not hesitate to contact me or Tom Aldridge at PTA (Tel: 01494 772721) if you have any queries.

Yours sincerely



Natalie Fellows BA (Hons) MSc MRTPI

Associate

Email: nataliefellows@lukenbeck.com

Tel: 02380 633440