

Lesley,

Apologies for delay – I've found some recent standards that I wasn't previously aware of, which required a quick skim to determine relevance. Suggested wording below;

Approval of SUDS Details – Pollution

Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), details of the proposed means of surface water disposal shall be submitted to, and approved in writing by, the Local Planning Authority.

Proposals shall be in accordance with the destination hierarchy given in the National Standards for SuDS (2025), and with the principles of both the 2025 standards and CIRIA C753 section 26.7 (SUDS Manual, 2015; 'Managing Pollution Risks'). Where land raising is required as an integral component of the scheme, the design shall account for the fill material as a component of the drainage strategy for the purposes of 26.7 considerations.

Where appropriate, the scheme shall include a schedule of operational and preventative maintenance for surface water drainage structures, flow control devices, pumps or separators required either for the proper operation of the system to its design flow rates or for the effective retention of pollutants to prevent downstream release. Parties responsible for observing the maintenance schedule shall be clearly identified.

All details submitted in accordance with this condition shall be implemented as approved.

Reason: *The development land is identified as being within the 'impact risk' zone for a SSSI that includes the intertidal zone & an area below the MLWM, highlighting the sensitivity of the local water environment. The proposed scheme includes land-raising using materials not specified within the supporting documentation that could be capable of leaching contaminants, and more generally, discharges from the surface*

water drainage system may ultimately discharge to this ecologically sensitive & protected environment. Appropriate system design is required to prevent surface water drainage functioning either as a source of pollutants, or pathway for pollutants to enter the harbour waters. This condition is imposed having due regard to policy DM10 (Havant Borough Local Plan (Core Strategy) 2011) and the National Planning Policy Framework 2024.

Jonathan Driver

Environmental Control Officer