

Liss Forest Nursery, Petersfield Road, Greatham – SDNP/21/04848/FUL

The applicant has now submitted a revised FRA and Drainage Strategy; dated July 2021. This confirms the site is located in flood zone 1 (low risk of flooding). An intrusive ground investigation has been carried out including site percolation tests in accordance with BRE 365. The results show that infiltration to ground is not appropriate. Therefore the proposed drainage strategy will be oversized pipework, swales and a detention basin, with discharge to an adjacent watercourse at restricted rates.

All run-off needs to be attenuated on site and the drainage system needs to be designed to cater for the 1:100 year + 40% climate change event. An indicative drainage layout plan, and Micro Drainage calculations are included within the FRA.

A plan showing the flood flow routes for an exceedance event, indicates flows would be contained within the highway areas and follow a route towards the existing watercourse.

Foul drainage is indicated discharging to the public foul sewer, subject to Southern Water approval.

The drainage strategy is satisfactory in principle, subject to detailed design and construction details. A copy of the legal agreement, including a plan, for use of the existing off site outfall needs to be submitted to the LPA as part of the application documents.

Drainage can be covered by Conditions DR02 and DR04, supported by a detailed drainage layout plan and full construction details, including areas of hardstanding. In addition the applicant will need to provide a detailed maintenance management plan for all SUDS features remaining private. This should indicate the division of responsibility, post development.

14 October 2021