From: Planning.Help
Sent:8 Jul 2016 09:26:57 +0100
To: Rand, Chris;planning.technical
Subject:SR FW: Planning Consultation - DC/15/2424/OUT - Land Adj Haverhill Business Park, Bumpstead Road, Haverhill

From: RM Floods Planning [mailto:floods.planning@suffolk.gov.uk]
Sent: 07 July 2016 15:54
To: Planning.Help
Subject: RE: Planning Consultation - DC/15/2424/OUT - Land Adj Haverhill Business Park, Bumpstead Road, Haverhill

FAO Chris Rand

Outline Planning Application (Means of Access to be determined). - Cross Boundary Application - creation of up to 46,000 sq m of floor space for uses within B1,B2 and B8 of the Use Classes Order, road side uses (petrol filling station and restaurant/s, Use Class (A3/A5), car dealerships (sui generis), builders merchants (sui generis), ancillary lorry park for Business Park occupiers, together with landscaping, car and HGV parking and associated works and facilities including access. Land Adj Haverhill Business Park Bumpstead Road Haverhill Suffolk

Please see SCC comments on the above application regarding dispose of surface water and all other surface water drainage implications.

SCC Position

In relation to the earthworks any new landscaping should not cause any adverse overland flow paths towards high risk receptors in the area. Earthworks should be undertaken so that surface water is kept on site and dealt with on the site but not in a way that floods buildings. Earthworks should be agreed before any approval of the drainage and SuDS.

In light of the above SCC have reviewed the outline drainage strategy by Baynham Meikle Partnership Ltd (ref NSB/12070/FRA) and cannot recommend approval due to the following issues:-

- The main point of discharge is to the AW surface sewer – this is the last option on our local hierarchy for discharging surface water. Discharge to watercourse should be sought if possible. It should be demonstrated that where discharge to sewer is proposed, it is the last resort. The outline drainage strategy should list all discharge points that are possible and review them.

- The proposed discharge rates are not defined as which return period they relate too but rather an indicative rate of 5l/s/ha has been used – this is not acceptable to SCC and discharge rates for each plot should be based on greenfield runoff rates at Qbar or 2l/s/ha. This is because the receiving SW sewers eventually discharge to a watercourse thus greenfield rates or 30% betterment over the brownfield rate should be applied to the corresponding subplots. Initial checks on the proposed discharge rates show that the rates are higher than greenfield rates – this is unacceptable. In the event that Qbar is too low, a default 5l/s rate is applied to make sure that flow control devices are self-cleansing.

- Applying a rate of Qbar or 2l/s/ha also makes sure that volume control is included, currently there is no evidence of volume control in the drainage strategy.

- A preliminary drainage layout plan is also required showing the main SuDS features and the conveyance network, showing the subplots and the proposed finished ground levels once the earthworks are completed. The correct discharge rates should also be shown once agreed.

- Currently the main form of attenuation storage proposed is underground storage in the form of oversized pipes and sub-base storage, SCC would advise that open features are sought as these are easier to maintain and provide additional benefit in terms of treatment storage and environmental benefits.

- Preliminary MicroDrainage calcs should be submitted to show that the proposed drainage system is achievable.

- A simplified impermeable areas plan would also be useful.

SCC recommend that the applicant consults our local SuDS guide which provide our requirements for SuDS and what level of information is required at different stages of application.

Kind Regards

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Steven Halls

Flood and Water Engineer

Flood and Water Management

Resource Management

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