

Statement of Common Ground in relation to Drainage matters

Between:

AJC Group

and



New Forest District Council

In relation to

Orchard Gate, Noads Way, Dibden Purlieu, Hythe

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING AND COMPULSORY PURCHASE ACT 2004

Signed: 	Signed: 
Name: James Gilfillan	Name: GILES MORRIS
On behalf of: New Forest District Council	On behalf of: AJC Group
Date: 17 October 2023	Date: 17 th OCT '23

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1.0 Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Chapman Lily Planning on behalf of AJC Group (“the Appellant”) in agreement with New Forest District Council (“the LPA”). It relates to a Section 78 appeal concerning the proposed development of Orchard Gate, Noads Way, Dibden Purlieu, Hythe (“the appeal site”).
- 1.2 The purpose of this SoCG is to identify the areas where the principal parties (the Appellant and the LPA) are in agreement in relation to drainage matters. This SoCG should be read alongside the principal SoCG .
- 1.3 Planning application 22/10813 was refused on the 19th December 2022, the third reason for refusal is relevant to this SoCG:

3	The scheme has failed to demonstrate that surface water drainage can be dealt with in a manner that would not give rise to increased surface water flooding on site and meet the requirements of delivering sustainable drainage contrary to policy STR1 of the New Forest District Local Plan Part 1: Planning Strategy 2020.
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2.0 Matters Agreed

- 2.1 The surface water drainage will discharge via a positive connection into the existing drainage ditch, which then discharges, via an existing outfall to the existing public highway sewer running within the public footway along Noads Way.
- 2.2 The existing drainage ditch will need to be cleaned out and the existing outfall connection jetted clean prior to starting any of the proposed drainage works.
- 2.3 Surface water flows will be controlled to match existing Greenfield run-off rates (QBar), this is currently calculated at 2.3 l/s for the positively drainage area of the proposed site.
- 2.4 A surface water pump station may be used to manage the surface water drainage, lifting it to the necessary outfall level and controlling flow to the agreed discharge rate.
- 2.5 Attenuation storage will be provided containing all additional flows on-site, up to and including a peak 1:100 year +40% climate change storm event.

- 2.6 Consideration will be given to methods of treatment to manage any pollutants from the surface water run-off, before discharging to the existing ditch.
- 2.7 A 10% allowance for Urban creep will be added to the roof areas picked up by the surface water drainage network.
- 2.8 Flood exceedance routes will be designed to contain additional flows safely on-site without posing a risk to any of the proposed dwellings.
- 2.9 The proposed foul water drainage network will discharge to the existing public 'Foul Water Sewer' within Noads Way.
- 2.10 A maintenance and management report will be produced, detailing the maintenance regime required for the site to keep the various elements comprising the foul and surface water drainage networks in good operation over the lifetime of the development. This will be submitted to the Local Planning Authority for approval prior to any occupation of the site.
- 2.11 It is agreed that the following information will be provided to the Council for approval, prior to works commencing on site and secured by appropriately worded conditions:
- The proposed drainage design package including a scaled plan showing the site extent, the position and type of external hard surfaces and the agreed drainage solution.
 - Hydraulic drainage calculations.
 - Existing and proposed run-off rates for storms up to and including the peak 1:100 year +40% storm event.
 - A Flood Exceedance Plan.
 - Details for the means of treatment for potentially polluted run-off.
- 2.12 It is agreed that the following conditions, in relation to drainage matters, shall be attached to the appeal decision, in the event that the appeal is allowed;
- 1) *Before the commencement of development, a scheme for the whole site providing for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following: a) A scaled plan indicating the extent, position and type of all proposed hard surfacing (e.g. drives, parking areas, paths, patios) and roofed areas; b) Details of the method of disposal, to include the provision of attenuation storage and a discharge location in the ditch; c) Hydraulic calculations for the surface water drainage network and SuDS features, to consider peak rainfall allowances and an*

allowance for urban creep; d) Means of treatment or interception for potentially polluted runoff in accordance with the simple index, of the SUDS manual, approach; e) Existing and proposed run-off rates for the development site for storms up to the 1 in 100 year event plus a peak rainfall allowance; f) A plan indicating flood exceedance flow routes and the extent of any flooded areas; and g) A timetable for implementation. The drainage works shall be completed in accordance with the approved details prior to occupation of the development or in accordance with the approved timetable. Reason: In order to ensure appropriate and sufficient sustainable surface water drainage is delivered in accordance with Policy STR1 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and the NPPF.

- 2) *Details for the maintenance arrangements for the surface water drainage system, over the life of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include: a) Maintenance schedules for each drainage feature type and ownership; and b) Details of protection measures. The agreed schedule shall then be implemented Reason: In order to ensure the surface drainage system continues to adequately serve the development.*

3.0 Conclusion

- 3.1 The appellant and the LPA are in agreement that with the above conditions, in the event the appeal is allowed, forming part of the Inspector's decision reason for refusal 3 is addressed.



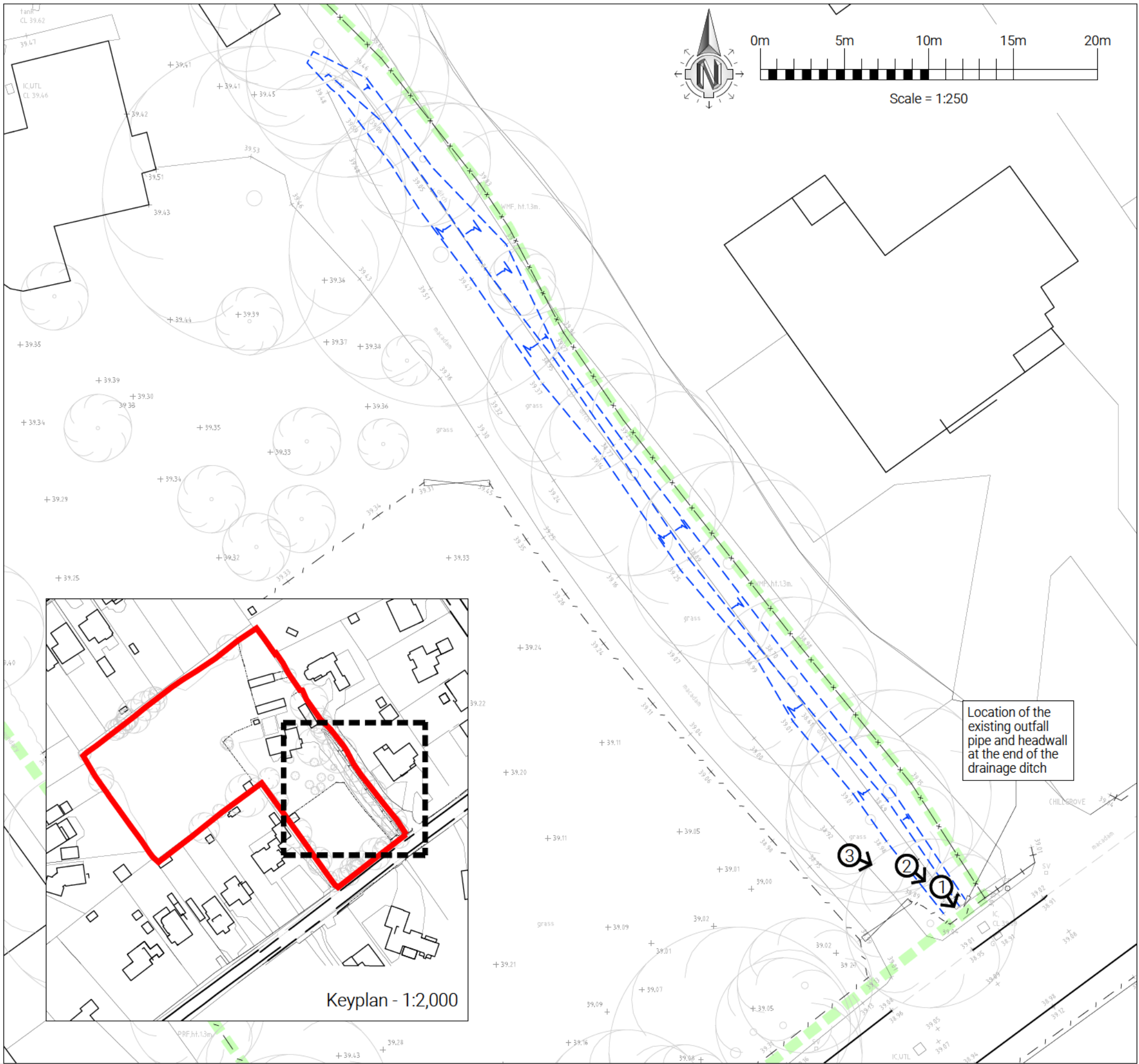
Photo 1



Photo 2



Photo 3



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Rev.	Date	Description
P1	11.10.23	Drawn

Drawing Status
For Approval

Client
AJC Homes

Originator No.
114290

Rev by
GEB

Chk by
GEB

Project Title
Orchard Gate, Dibden Purlieu

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NO.
114290-CAL-XX-XX-DR-D-SK02

Scale
1:250

Revision
P1

Drawing Title
Existing Outfall Photo Plan