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Our Ref: FNH 432
Your Ref: PP-08503685
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12 February 2019

To whom it may concern,

RE: Submission of details relating to discharge Condition 7 (Sustainable Water Management) for Planning Permission 2102/APP/2018/4231 at Chailey Industrial Estate, Pump Lane Hayes UB3 3ND

I refer to the planning permission granted on 4 October 2019 at the above site, and specifically with reference to Condition 7.

An online payment of £116 has been made to support this application.

Condition 7 (Sustainable Water Management) states:

"Prior to commencement (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall follow the strategy set out in the submitted letter dated 21st September from GTA Civils. The scheme shall clearly demonstrate how it, manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features

- i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,*
- ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change. This rate should be presented per hectare as well as the total for the whole site.*
- iii. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).*
- iv. Where infiltration techniques (soakaway) a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of*

infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

b) Minimise water use

- i. incorporate water saving measures and equipment.*
- ii. provide details of how rain and or grey water will be recycled and reused in the development.*

c) Long Term Management and Maintenance of the drainage system

- i. Provide a management and maintenance plan*
- ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC).*
- iii Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required.*
- iv. Clear plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner.*

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence"

The submission in relation to this condition comprises a Sustainable Water Management report to discharge this condition.

I trust the information submitted herein is sufficient and I would kindly request that the condition is validated at your earliest convenience. Should you require clarification or additional information, please do not hesitate to contact me.

Yours Sincerely



Robert Mackenzie-Grieve
Planning Department
Fairview New Homes

Encl. as detailed above