

Application Number:	HMDC/2023/0019
Registration Date:	6 th October 2023
Applicant:	Mr Stephen Litherland
Agent:	Ms Emily Andrews
Case Officer:	Josh Woollard
Site Address:	Land at Queens Meadow Business Park, Hartlepool
Proposal:	Hybrid application seeking (1) full planning permission for the erection of 2no. employment buildings (Use Class E(G)/B2/B8) with associated access, parking, landscaping and infrastructure; and (2) outline planning permission for the erection of 1no. employment building (Use Class E(G)/B2/B8) with associated access, parking, landscaping and infrastructure with all matters reserved
Recommendation:	Delegate authority to Head of Planning to approve, subject to conditions and completion of s106 agreement
Reason for bringing before Authority Committee:	Development is contrary to Local Plan Policy NE1

Reason for Minor Update

Additional Consultee responses received and further conditions recommended

Two additional consultee responses have been received from Northumbrian Water (NWL) and Hartlepool Borough Council's (HBC) SuDS team.

Northumbrian Water

The response is as follows:

In making our response to the local planning authority Northumbrian Water assesses the impact of the proposed development on our assets and assesses the capacity within our network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/developers.aspx>.

At this time, the planning application does not provide sufficient detail with regards to the management of foul and surface water from the development for Northumbrian Water to be able to

assess our capacity to treat the flows from the development. We therefore request the following condition:

CONDITION: Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

How to Satisfy the Condition

The applicant should develop their surface water drainage solution by working through the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2010. Namely:-

- Soakaway
- Watercourse, and finally
- Sewer

If sewer is the only option the developer should contact Northumbrian Water to agree allowable discharge rates and points into the public sewer network. This can be done by submitting a pre planning enquiry directly to us. Full details and guidance can be found at <https://www.nwl.co.uk/developers/predevelopment-enquiries.aspx> or email DevelopmentEnquiries@nwl.co.uk. The applicant should then submit a drainage strategy reflecting our recommendations for consideration as part of the planning application.

Please note that the planning permission with the above condition is not considered implementable until the condition has been discharged. Only then can an application be made for a new sewer connection under Section 106 of the Water Industry Act 1991.

For Information Only

Please note that the site lies within drainage area 11-D28. This drainage area discharges to Seaton Carew Sewerage Treatment Works, which is named on the Nutrient Neutrality Budget Calculator.

Hartlepool Borough Council's SuDS Team

The response is as follows:

Summary

H/2024/0050 is for the proposed erection of 3 commercial units with associated parking on land at Queens Meadow Business Park, Hartlepool. It is understood that this is a hybrid application seeking outline planning approval for Unit 1 and full planning for Units 2 and 3.

It is noted that the application form identifies 900m² of internal floorspace.

Conclusions/Observations

There is limited information provided to discount infiltration. A Geology Summary (RWO report reference G22028) is referred to in the Drainage Strategy but has not been submitted.

It is noted that minimum discharge has been increased above greenfield runoff rates for the site to 5 l/s, however, this is a combined value from two discharge points. What is the reason for increasing total site discharge above greenfield rates but splitting this across two discharge points?

Proposals are to discharge surface water to Northumbria Water sewer. Please provide correspondence demonstrating that this is acceptable. Has approval been granted for diversion of Northumbria Water sewers? We cannot pre-empt Northumbria Water's response and proposals are reliant on existing sewer diversion.

There is limited information on discounting surface SuDS such as swales. Proposals are for tanks with some permeable paving. Tees Valley SuDS Guidance emphasises the benefit of surface SuDS for amenity and treatment.

Micro Drainage source control only has been submitted. Whilst this is a reasonable level of detail for outline planning (Unit 1), we would expect a greater level of detail for full planning (Units 2 and 3).

There are no maintenance details in the current submission, including confirmation of who will be responsible for maintaining SuDS for the lifetime of the development including climate change.

There is no discussion on an appropriate level of water quality for the proposed site use. In accordance with Tees Valley SuDS Guidance "below ground storage structures only provide attenuation of surface water runoff and not treatment".

An Exceedance Flow Plan has not been provided.

Based on the above conclusions, further assessment is needed for both the outline and full planning elements of this application.

Compliance summary with Tees Valley Developer's checklist

Outline Planning Application (Unit 1)

Required Details	LPA Comments	Acceptable YES / NO
Detailed Site-Specific Flood Risk Assessment: Guidance (https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section)	Not submitted but Flood Zone 1 and small site.	YES
Conceptual Drainage Strategy/Statement	Refer to summary comments.	NO
Impermeable Areas Estimate	0.405 ha.	YES
Confirmed discharge location/s and its condition	Refer to summary comments.	NO
Discharge rate	Refer to summary comments.	NO
Drainage sub-catchments		YES
Storage Volume Estimate	For Unit 1.	YES
Storage locations	Refer to summary comments.	NO
Flow Controls	Refer to summary comments.	NO
Ecology and water quality implications, e.g. treatment train	Refer to summary comments.	NO
Public Health and safety consideration	Refer to summary comments.	NO
Identification of adoption responsibilities	Refer to summary comments.	NO
Maintenance and access arrangements	Refer to summary comments.	NO

Full Planning Application (Units 2 and 3)

All of the above under Outline Planning application, plus;

Required Details	LPA Comments	Acceptable YES / NO
Detailed Site-Specific Flood Risk Assessment: Guidance (https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section)	Not submitted but Flood Zone 1 and small site.	YES
Detailed Drainage Strategy	Refer to summary comments.	NO

Full Planning Application (Units 2 and 3)

All of the above under Outline Planning application, plus;

Required Details	LPA Comments	Acceptable YES / NO
Detailed Site-Specific Flood Risk Assessment: Guidance (https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section)	Not submitted but Flood Zone 1 and small site.	YES
Detailed Drainage Strategy	Refer to summary comments.	NO

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Detailed Design	Not submitted.	NO
Flow calculations (.mdx files where possible) print outs	Not submitted.	NO
Details of inlets, outlets and flows controls	Refer to summary comments.	NO
Construction details	Not submitted.	NO
Phasing of development including construction management plan	Not submitted.	NO
SuDS Design Statement	Refer to summary comments.	NO
Cross sections including design levels	Not submitted.	NO
Operation and Maintenance Plan	Not submitted.	NO
Health and safety risk assessment	Not submitted.	NO
Full Structural, Hydraulic & Ground Investigations, if appropriate.	Not submitted.	NO

Consideration of the Responses

Northumbrian Water

NWL confirm that they have no objection to the proposed development, subject to the imposition of a pre-commencement planning condition which states:

Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

With respect to surface water, officers have already recommended the imposition of Condition 5 in relation to the development in full and Condition 8 in relation to the development in outline which require a detailed design for surface water drainage to be submitted. In light of Condition 5 and Condition 8, it is considered that, with respect to surface water, the condition requested by NWL has already been imposed.

With respect to foul water, Officers would recommend the imposition of a further condition (Condition 23) in relation to the development in full, should Members be minded to grant planning permission,

which would satisfy NWL's request for a detailed design of the foul water drainage system. It is recommended that the Condition be worded as follows:

23. Development shall not commence until a detailed scheme for the disposal of foul water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

With respect to foul water in relation to the development in outline, Officers have recommended the imposition of Condition 9 which require a detailed design for foul water drainage to be submitted. In light of Condition 9, it is considered that, with respect to foul water on the development in outline, the condition requested by NWL has already been imposed.

Hartlepool Borough Council's SuDS Team

With regards to HBC's comments, further information is requested in relation to:

- justifying the proposed drainage strategy which currently involves the use of underground attenuation in the form of storage tanks;
- justifying the surface water discharge rate;
- confirmation from NWL that they consider the development to be acceptable;
- consideration of the Tees Valley SuDS Guidance;
- micro-drainage details in respect of the development in full;
- maintenance details of the drainage strategy; and
- consideration of water quality and treatment.

Comments have been received from HBC's Flood Risk Officer, as set out in the main report, which confirm that they have no objection to the proposed development, subject to the imposition of a planning condition. As set out above, NWL have also confirmed that they have no objection.

In light of the Flood Risk Officer and NWL's comments and considering the wording of Condition 5 in relation to the development in full and Condition 8 in relation to the development in outline, it is considered that the details requested by the SuDS team can be secured by these conditions.

Summary

The proposed development is considered acceptable by officers, subject to the planning conditions set out in the main report and within this update report and subject to the completion of an appropriate S106 agreement to secure the payment of £8,000 towards Green Infrastructure, and recommends that the Board delegates to the Head of Planning the authority to grant conditional planning permission.

Site Location

