

13th October 2022

REF: GEDD1001

Ms Clare Martin
Senior Planning Officer
Development Management
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Clare

Application to Discharge Condition 04 of Planning Permission F/21/92125 Relating to the Demolition of the Existing Bungalow (Retrospective) and Construction of a Replacement Four-Bedroom Dwelling (Part Retrospective) at 185 Hursley Road, Chandlers Ford, Eastleigh, SO53 1JH

I refer to the above planning permission granted on 10th May 2022, and I write to apply to discharge planning condition 04 of the above consent, which states:

“Construction of the first floor of the dwelling shall not commence until a sustainable drainage system for water draining from the driveway has been submitted to and approved in writing by the Local Planning Authority and thereafter installed in accordance with the approved details.

Reason: To ensure satisfactory drainage for the development.”

I am therefore pleased to enclose a plan that confirms the design and specification of the proposed driveway and drainage design.

Driveway Drainage Design and Specification

The proposed driveway will be raised to provide a level threshold to the house. The driveway will have a gradual slope with a fall down from the house towards the pavement.

The driveway will be formed from 60mm aqua pave permeable block paving laid on a 50mm laying grit bed which is laid on top of a specialist Terram permeable membrane which will be laid on top of a minimum of 40mm and typically 60mm clean stone. This system alone has some capacity to hold surface water and discharges it to the ground in a way that simulates rainfall on unmade ground.

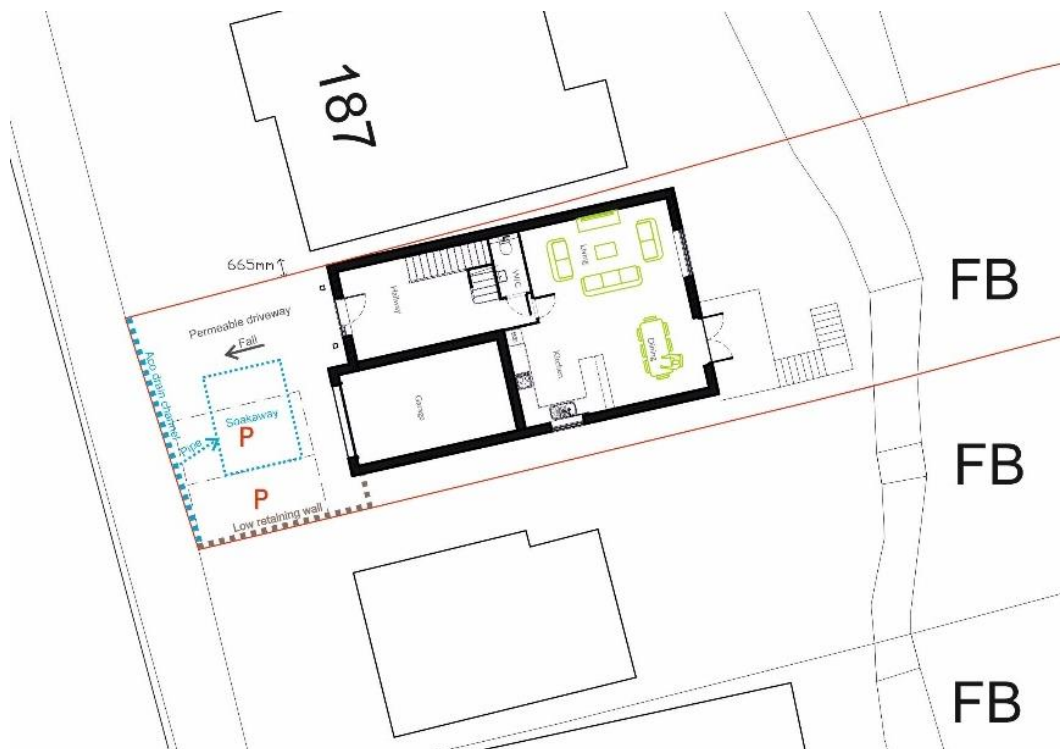
In addition, a soakaway will be formed beneath the driveway comprising Stormcell soakaway crates and liner systems, designed with a volume of 22 cubic metres to serve the entire driveway surface.

Notwithstanding the permeable design of the driveway paving, an Aco drainage channel will be laid where the driveway meets the pavement to collect storm overflows from the driveway. The Aco drain connects to the soakaway via a 100mm pipe. The soakaway will be constructed to a depth to ensure it drains into the permeable gravels beneath the site.

A small 225mm stepped retaining wall will be constructed on the southern boundary to suit the level changes. The new retaining wall will rise to a maximum height of 1370mm.

The fall and gradient of the driveway will ensure that no surface water will flow from the driveway towards the rear garden, and therefore none will enter the watercourse via overland flows.

A small extract of the 'Proposed Driveway Drainage' drawing is provided below, but please refer to the attached drawing for full details.

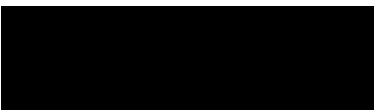


Extract of Drawing BC001 – Proposed Driveway Drainage

We trust that these details are acceptable to the Local Planning Authority and we look forward to hearing from you in due course.

In the meantime, if you should have any comments or queries, please do not hesitate to contact me.

Yours sincerely



Nathan Turner
Assistant Planner

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Enc: Drawing BC001 – Proposed Driveway Drainage