

Ecology response for DC 23 94584 Land at Park Farm North Stoneham Park Stoneham Lane, Eastleigh, SO50 9HS

Discharge of condition 12 (Surface Water Drainage) of planning permission F/19/86946 for creation of continuing care retirement community (C2)

Dawn Errington

13/2/23

I have reviewed the documents submitted to discharge condition 12 and have the following questions:

Exceedance flows have been shown on the overland flow routes plan; however management of the exceedance flows has not been discussed. Will any areas be allowed to flood? The exceedance flows are shown bypassing the ponds for both catchments. I would think that the ponds would fill up first and then overflow at the lowest point rather than water being diverted around these features.

The drainage design plan mentions the position of a hydrobrake provided downstream as part of the wider network but not shown on these plans. Land drains are mentioned but not shown on these plans. The statements "Neighbouring scheme's (existing) drainage information to be confirmed" and "Contractor to confirm downstream connection positions and levels prior to commencement." When will this be done? This information is required prior to discharging condition 12.

In the drainage overview it states that the SuDS pond is to deal with water collected by the land drains, but they are not shown on this plan and no inlet is shown for the SuDS pond.

The SuDS Management and Maintenance Technical Note by Jubb (February 2022) mentions a petrol interceptor, a silt trap, marginal and bankside vegetation, and submerged and aquatic plants. These also need to be shown on the drainage design plan if they are part of this system. If they are not part of this system they should not be included in the technical note.

Lisa Malter

Ecologist