

Morris, Rachael

From: Morris, Rachael
Sent: 22 February 2023 08:44
To: Morris, Rachael
Subject: FW: [EXTERNAL] RE: Planning Application X/22/94322 - Chalcroft Business park s73 #

Rachael Morris

Senior Planning Officer

Service Delivery - Specialist Services - Housing and Development

Ext.: 8463

From: NOEL Craig <Craig.Noel@StruttAndParker.com>
Sent: 21 February 2023 17:26
To: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>
Cc: O'DONOGHUE Julie <Julie.O'Donoghue@struttandparker.com>; MCCARTHY Helen <Helen.McCarthy@struttandparker.com>
Subject: RE: [EXTERNAL] RE: Planning Application X/22/94322 - Chalcroft Business park s73 #

Dear Rachael,

Further to your note below, I can confirm as follows:

Condition 13 proposed wording:

In accordance with the change previously incorporated on the DN for X/20/87856

No work for each development phase or sub-phase shall commence on site until the following has been submitted to and approved in writing by the LPA. If there is any interaction between the drainage of different phases or sub-phases then all linked drainage information must be submitted regardless of the phase: Details of the proposed means of foul and surface water sewerage disposal in consultation with Southern Water.

Condition 14 proposed wording:

In accordance with the change previously incorporated on the DN for X/20/87856:

No work for each development phase or sub-phase shall commence on site until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the ecological, hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. If there is any interaction between the drainage of different phases or sub-phases, then all linked drainage information must be submitted regardless of the phase. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). The drainage system should be designed to accommodate surface water runoff according to the following criteria: i) Information evidencing that the correct level of water treatment exists in the system in accordance with the Ciria SUDS Manual C753; ii) Where infiltration is used for drainage, evidence that a suitable number of infiltration tests have been completed. These need to be across the whole site; within different geologies and to a similar depth to the proposed infiltration devices. Tests must be completed according to BRE 365 method or another recognised method including British Standard BS 5930: 2015; iii) Maintenance regimes of entire surface water drainage system including individual SUDS features, including a plan illustrating the organisation responsible for each element. Evidence for those responsible/adopting bodies are in discussion with the developer; iv) Evidence that enough

storage/attenuation has been provided without increasing the runoff rate of volume. This must be shown for a 1 in 100 year plus climate change event; v) Evidence that Exceedance flows and runoff in excess of design criteria have been considered calculations and plans shall be provided to show where above ground flooding might occur and where this would pool and flow; vi) Evidence that the drainage system is designed to comply 24 hours half drain times. If this cannot be met, confirmation of the consequences of consecutive storm events occurring, i.e. where is exceedance water going to surcharge from the drainage system and flow if the 1:100 year half drain down cannot be met; vii) Information demonstrating that any drainage arising from the site will not adversely affect the SINC or water quality of the receiving watercourses which include the watercourse within the Chalcroft Distribution Park SINC and the River Itchen SAC.

I also note that the discharge of condition DN provided under ref DC/20/87858 establishes that site-wide foul drainage disposal is approved, while surface water drainage arrangements under both conditions are discharged for Units 17 (Owtons) and 1A only.

Condition 26 proposed wording:

This is indeed as previously proposed under X/20/89333:

The development in respect of each development phase or sub-phase hereby permitted shall not be occupied/ brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 26(c) that any remediation scheme required and approved under the provisions of condition 26(c) has been implemented fully in accordance with the approved details (unless these requirements are varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall comply with the guidance contained in CLR11 and EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information,*
- b. a description of the remediation objectives and remedial works carried out*
- c. verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.*
- d. Certificates demonstrating that imported and / or material left in situ is free from contamination, gas / vapour membranes have been installed correctly Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 26(c).*

I should be able to send over the revised drawing set first thing tomorrow – I am waiting on a small tweak on one of them.

Kind Regards

Craig