

Altman, Rebecca

From: FWM Statutory SWM Consultee mailbox <SWM.Consultee@hants.gov.uk>
Sent: 23 May 2023 16:41
To: Andy Phipps; Altman, Rebecca
Cc: Jacob Goodenough; FWM Statutory SWM Consultee mailbox
Subject: RE: FAO Thomas Callaway - Your Ref SWM/2023/0156

Hi Andy and Rebecca

I have just reviewed the earlier planning application referred to below and I don't believe the LLFA made any comments on it for some reason. However, a similar level of detail was proposed in that application to what has been proposed in the more recent application, and drainage conditions were deemed suitable for the planning permission that was granted.

For this application I believe we can accept the inclusion of surface water drainage conditions to remove our holding objection for the sake of consistency at this site, however I would prefer it if any drainage conditions could consider the details in the following standard LLFA conditions. References to infiltration testing and allowances for urban creep have been removed from the standard wording, however the detailed calculations **must** include peak rainfall allowances applied to the **rainfall intensity** for both the 1 in 30 and 1 in 100 year storm events. For a commercial development we would anticipated that these allowances would be 35% and 40% respectively.

1. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment/Drainage Strategy, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment/Drainage Strategy.
 - b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
 - c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
 - d. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
 - e. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
2. Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;
 - a. Maintenance schedules for each drainage feature type and ownership
 - b. Details of protection measures

Regards

Tom Callaway

From: Andy Phipps <andyp@pc-group.co.uk>
Sent: Monday, May 22, 2023 5:37 PM
To: FWM Statutory SWM Consultee mailbox <SWM.Consultee@hants.gov.uk>
Cc: Jacob Goodenough <jacob@novaplanning.co.uk>; Altman, Rebecca <rebecca.altman@eastleigh.gov.uk>
Subject: FW: FAO Thomas Callaway - Your Ref SWM/2023/0156

Caution: This is an external email and could contain malicious content. Do not open any links or attachments if you were not expecting them. If the e-mail looks suspicious, please report via the 'Report Phishing' Button found on your toolbar.

Hi Tom,

Thank you for your time on the phone today it was really helpful.

As per the telephone conversation the most recent planning permission for the site was for a further two office buildings in addition to the extant permission already in place on the site. The decision can be found here - <https://planning.eastleigh.gov.uk/s/public-register> and the using the reference F/20/87889.

It was my impression from the conversation that the modelling of all of the pipework and manhole's on the development can be a matter that can be delt with by condition. I would be grateful if you could confirm this is the case.

I have copied in Rebecca Altman who is the case offer for the application, just to provide oversight.

Kind regards

Andy

Andy Phipps
Parsons Construction Ltd
Tel| 01489 785169
Fax| 01489 797675
Web| pc-group.co.uk

Unit 2 Long Barn,
Wangfield Lane,
Curdridge,
Southampton,
SO32 2DA