

Harrison, Liz

From: Julia Greene <Julia.Greene@networkrail.co.uk>
Sent: 19 June 2023 12:22
To: Planning @ Eastleigh Borough Council
Cc: Town Planning Southern; Reghif, Sarah; David Abrams
Subject: RE: Planning Application Consultation Request DC/23/94483

OFFICIAL

Dear Liz

Many thanks for the consultation on this discharge of pre-commencement planning condition.

Unfortunately the consultant has not responded fully to the concerns set out in my email dated 8th February 2023 and has not provided the requested details of the pond construction. The developer will readily have access to full construction details and the pond at their disposal and as such we believe this information can be supplied easily.

We have undertaken a brief review of the submitted calculations and note that the requested sub-hourly storm durations have now been submitted. However, their models have used FSR data as opposed to the much more recent FEH methods. CIWEM Urban Design Group report entitled 'Rainfall Modelling Guide' confirms that FEH13 rainfall can be used for the 15 and 30 minute storms, and best practice requires designers to use the worst case conditions in their design. Given the risk of this site flooding NR Assets we believe the designer should be fully considering the worst case flood risk and as such we expect to see the results of the FEH 15minute and 30 minute storms considered in the design.

We note some flooded volumes in excess of 20m3 are occurring close to the location of the pond and no flood routing diagram has been provided. As the pond is likely to overtop onto the railway it is imperative that the flood routing and any additional volumes entering the pond are considered fully. Until adequate information is submitted we OBJECT to the discharge of planning condition 11 as it has not been demonstrated that the surface water runoff generated by the site will be managed in accordance with the planning condition. We are concerned that our Assets are at increased risk as a result of this development and we are happy to meet with the Applicant to discuss our concerns.

Kind Regards
Julia Greene

From: Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>
Sent: 12 June 2023 15:48
To: Julia Greene <Julia.Greene@networkrail.co.uk>; Town Planning Southern <TownPlanningSouthern@networkrail.co.uk>
Subject: Planning Application Consultation Request DC/23/94483

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Application No: DC/23/94483

Address: Land North West of Winchester Road, Boorley Green, Hampshire, SO32 2BX,

Description: Discharge of condition application following permission O/15/75953 as amended by X/19/84943 for condition 11 (Sustainable Drainage Scheme) for Boorley Gardens Phases 3B & 3D only.

Following on from your earlier comments dated 8.2.23, would you please let me have your observations on the additional information rec/d 8.6.23 in relation to the above application. In responding please could you confirm if you are content for this condition to be partially discharged in relation to phases 3B and 3D with other sub-phases of Phase 3 being dealt with separately.

You can access the plans and documents via our portal [DC/23/94483](#)

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 21 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: liz.harrison@eastleigh.gov.uk

Kind regards

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