

PROJECT	DATE	BY	REFERENCE
5015560 – One Horton heath- Lower Acre	05/09/2023	TC	5015560 - TN-0003
TITLE	REV		
Outstanding Conditions – 16 and 44, responses			

SUBJECT

Discharge of Conditions 16 final surface water drainage details, and 44 condition of existing watercourses of permission F/20/89500 for 381 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure at Land west of Burnetts Lane, Eastleigh, SO30 2HH (Application No. DC/23/95274.

Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application in its role as statutory consultee on surface water drainage for major developments, response reference SWM/2023/0369 dated 14 July 2023. (Please see Appendix A).

Environment Agency, Planning Advisor, has provided comments in relation to the above application in its role as statutory consultee, response reference HA/2023/125181/01-L01 dated 06 July 2023. *The Environment Agency has no comments to make on the information supplied for the discharge of condition 16, as this relates to the surface water drainage strategy and falls to the Lead Local Flood Authority (LLFA) to comment on.* (Please see Appendix B).

Eastleigh Borough Council, Planning & Environment-Planning/Development Management: Condition 16 SuDS for OHH first residential phase (permission F/20/89500) has provided its comments via an email sent on 21 July 2023 at 16:43hrs, as follows: *The indicative rain gardens seem to have been entirely removed. The opportunity to soften then development within the development parcel is limited and these seemed like a good mechanism to support that. Why have the rain gardens/biorientation areas been removed?*

Rain gardens have been removed at the request of HCC as they are not acceptable within the adoptable highway land.

All outdoor parking spaces and driveways now seem to be permeable paving. Are some of these in private ownership? Is the expectation that they will be maintained and managed centrally as I think it is unrealistic to assume they will remain permeable under most private individuals' management? Under the previous Landscape Architects comments (F/20/89500) it was noted that parking courts and shared routes would benefit from higher quality block paving, while parking spaces are mainly covered by vehicles and could be bitmac and less conspicuous. Is the ownership of all areas shown somewhere with the link to management responsibilities?

Shared Parking areas will remain the responsibility of EBC for maintenance. Private driveways will be responsibility of the private owner or housing association. The driveways, although designed as permeable paving have been designed this way for water quality purposes rather than purely hydraulic capacity purposes and therefore the risk of flooding due to lack of maintenance is mitigated.

Surface water exceedance flows, in a number of places, are direct towards properties. Managing the exceedance pathways to avoid properties is important and needs to be demonstrated. Understanding and addressing the changes in levels between the buildings and hard surfaces should enable the topography to be tweaked to direct exceedance flows away from properties.

Levels have been updated and adjusted to ensure exceedance flows are away from properties.

Do proposed foul and surface water infrastructure and their easements conflict with tree planting? It is important to reduce conflicts between street trees, lighting and services. I could not see a soft landscape plan to reference against, but it would be useful to overlay street tree planting, lighting and easements to ensure the drainage routing is optimised.

Please see attached latest drainage drawings which show the latest drainage layout updated.

Con16 Part M) Maintenance schedule - It will be important to ensure this ties into the Landscape and Ecological Management and Maintenance Plan.



CONDITION 16

Appendix C, herein, constitutes the former Technical Note, dated 03 May 2023, with regard to Condition 16, reference 55015560 - One Horton heath- Lower Acre - TN-0001 covering *Outstanding Condition 16 queries*.

Hampshire County Council as Lead Local Flood Authority - Response: *The previous drainage strategy had all drainage leading to the basins to the north of the site however now it appears that the southern part of the spine road leads to a separate basin to the west. Given the removal of these flows, please clarify the remaining area to be drained and whether flow rates are still appropriate.*

The strategy follows the strategy as outlined in the odyssey drawing 19-367/001 Drainage Strategy which was submitted as part of the planning application. If this is refereeing to road 3, Rebuy & Stagg will need to confirm.

Part of the development appears to be connected to the drainage intended for the southern access and it is not clear whether this system is capable of taking the additional flows. Please clarify.

The strategy follows the strategy as outlined in the odyssey drawing 19-367/001 Drainage Strategy which was submitted as part of the planning application. All downstream networks have been coordinated with the appropriate designers to confirm acceptance of upstream flows.

The references used within the calculations need to be added to the drawing to allow the calculations to be properly reviewed. Information also needs to be provided to clarify the type and orifice size of each flow control feature. Cover and Invert levels should also be added to the drawings.

This has now been added to our drawings. Please see attached latest drawings.

The previously proposed rain gardens are not shown on the current plans and further details are required.

Rain gardens have been removed at the request of HCC as they are not acceptable within the adoptable highway land.

The pond sections show the base being a straight line. The previous proposals referred to forebays and change in levels for biodiversity and water quality. Please provide further details in relation to this.

This is still proposed, we refer you to the PFA drawings which still show this.

The exceedance flow plans show a number of areas where natural exceedance flow routes would be directed towards properties. Please clarify how properties will be protected and flows managed to reduce the risk of flooding.

Levels have been updated and adjusted to ensure exceedance flows are away from properties.

A plan should also be provided to highlight maintenance responsibilities for each drainage asset.

Road gulleys within the spine road will be offered for adoption to HCC. See attached S104 plans which show the proposed sewers for adoption to Southern Water. All other shared drainage will be the responsibility of Eastleigh or a management company set up on their behalf. Private drainage serving the individual properties will be the responsibility of the homeowner.

CONDITION 44

Hampshire County Council as Lead Local Flood Authority - Response: *The condition of the existing watercourse/ditch/drain/sewer up to and including the Main River which will take surface water from the development site shall be investigated before any connection is made. If necessary, improvement to its condition as reparation, remediation, restitution, and replacement shall be undertaken. Evidence of this, including photographs shall be submitted to the Local Planning Authority. No connection shall be made until written agreement in principle has been submitted and approved by the Local Planning Authority.*

This should include agreement for both the principle of connection(s) and discharge rate(s). Ordinary Watercourse consent will also be required for the structure connecting to the watercourse.

In relation to Condition 44, photographic evidence has been provided to show the condition of the watercourse being connected into. It is noted that the documentation does not extend to the main river however the additional elements of the watercourse have been addressed as part of the link road application and condition, so no further lengths of the watercourse require investigation. The documentation shows that clearance works are required before the connections are made but no narrative has been provided to indicate what works are proposed.

Reason: to ensure appropriate water drainage so as not to increase flood risk.

Environment Agency's Position: *Condition 44 relates to the condition of an ordinary watercourse on the site that will receive surface water drainage from the development site. The condition and any necessary improvements to the watercourse need to be agreed by the LPA before any connections are made and are likely to require the permission of the LLFA through a land drainage consent.*

The watercourse in question is not a main river and therefore permission from the Environment Agency will not be required for any works.

It should be noted that the condition survey undertaken only covers the watercourse within the development site boundary and should extend all the way to the main river connection. The condition of the entire watercourse receiving surface water drainage from the site should be surveyed to ensure that it is capable of receiving this drainage water without increasing flood risk downstream.

The Environment Agency also recommends that the condition survey provides an assessment of the conveyance/flow capacity of the watercourse to demonstrate that it can receive the surface water runoff rates and volumes from the development site without issue.

APPENDIX D

Appendix D, herein, constitutes a former Technical Note dated 10 May 2023, with regard to Condition 44, reference 55015560 - TN-0002 covering part of the watercourse with photographs and locations. Appendix D photographs are typical of the entire watercourse in that it is currently heavily overgrown and the route of the watercourse is significantly obscured by flora although shallow slow running water can be seen in-situ below the flora in the bottom of the watercourse ditch.

ADDITIONAL INFORMATION

Naturally, it is proposed to restore the watercourse, to an unobstructed condition, by carefully using excavators and a mulcher head or other equipment, as required to re-establish full capacity of the watercourse. The watercourse when restored would provide approx. 3m width at top of bank to top of bank, sloping at approx. 45 degrees to the invert some 1.5 to 2m below top of bank.



The LLFA are noted to state, inter alia: *"It is noted that the documentation does not extend to the main river however the additional elements of the watercourse have been addressed as part of the link road application and condition, so no further lengths of the watercourse require investigation."*

Notwithstanding the above statement, the following snippets from an aerial drone-fly-over in August 2023 provides an indication of the current watercourse condition from the end of the Appendix D photographs to the main river confluence.









As can be observed from the above photographs, the watercourse requires clearance works to restore full capacity and flows. All required maintenance schedules will tie into the Landscape and Ecological Management and Maintenance Plan. Ordinary Watercourse consent(s) will also be required for all structures and connections into the watercourse. Ordinary watercourse consent has been given. See attached approval.