

Ecology response 24 4 26 for F/26/100816 MACKOY STADIUM, VT SPORTS GROUND,
PORTSMOUTH ROAD, BURSLEDON, SO19 9PW

6 no. covered Padel courts, Padel centre (including Studio, changing areas and refreshments)
and associated parking

Gregg Chapman

24/4/26

Objection due to unsatisfactory surface water drainage strategy. Infiltration is not workable on this site.

I have reviewed the Surface Water Drainage Design report by the Cowan Consultancy Ltd. (April 2026). This report proposes to use infiltration for all the surface water drainage for the Padel courts, studio, changing areas, refreshments area, access roads and parking areas. This Surface Water Drainage Strategy also proposes to include the Head Office application F/26/100758 which was permitted but does not have its own surface water drainage plan.

The Soakage Letter Report by Ground & Water (March 2026, V1.01) contained within the Cowan Consultancy report provides soakage test results that do not meet the standards of BRE365 and shows that groundwater was encountered at much higher levels than required for the proposed soakaway. TP3 has ground water at 1.6m so soakaways are not acceptable. There must be at least 1 m of unsaturated ground between the base of the soakaway crates and the top of the ground water table at its highest level. Ground water testing was not done in the wettest months (January-February) so the ground water could be even higher, these measurements are therefore not reliable.

The infiltration rates must have 3 tests where the water level drops from 25% to 75%. The Soakage Testing Results table shows that the tests at TP1 and TP 2 could not be completed. The comment marked with an * found below the table states that only one test could be undertaken, and it did not reach the 75% mark. Not reaching the 75% mark means infiltration is not going to work.

Although infiltration is higher on the drainage hierarchy, discharge to the nearest stream (on Portsmouth Road) will be required. **To conform with DM6 on sites between 0.5 ha and 1 ha, at least two forms of filtration will be required for all of the surface water drainage before the water is able to be discharged off site.** Permeable paving may be able to be considered as one of the forms of filtration, but 1 m clearance is still required.

The red line site boundary must include all of the land needed to provide the required surface water drainage features as the surface water drainage is an integral part of the application.

Surface water drainage must not be discharged off site at any more than the pre-development greenfield rate. Re-use of surface water on site must be considered.

To ensure no pollution of the waterway during construction, a CEMP will be required detailing the safeguards to be put into place.

Another issue which has not yet been addressed is the proposed reprofiling of the site due to the addition of spoil from this proposal and other work done on site. There was surface water flooding in the southern area of the site on the day of our site visit (18 February 2026).

During the site meeting there was some discussion about re-profiling the berm at the southern boundary of the site and using the temporary parking area as a location for spreading the spoil from construction of the padel courts and other projects proposed on site. This would raise the ground level of this area and change the soil profile. It is not clear what effect this would have on drainage.

Lisa Malter

Ecologist