

ALLINGTON LANE PHASE 3 RESIDENTIAL DEVELOPMENT

FILE NOTE FN06 – RESPONSE TO LLFA COMMENTS

1. Introduction

- 1.1. PFA Consulting's SuDS Verification Report was submitted to support the discharge of planning condition 15 relating to planning ref: F/21/91132.
- 1.2. Hampshire County Council Flood Risk Management Team (LLFA) responded to the DoC dated 07 May 2026 (Ref: DC/26/101075) and requested further information in relation to the submission. Their comments state:
 1. *I have double checked what we reviewed at full and although there was reference to a retaining feature, the details of the gabion walling was approved under DC/23/95382 which we were not consulted on.*
 2. *The verification report only covers the attenuation tanks, above ground storage feature and final outlet flow control chamber.*
 3. *Figure 1.4 (manhole S26) appears to show that the lower portion of the pipe is below the level of the chamber. This could have an impact on flow conditions and the performance of the wider drainage system including siltation risks.*
 4. *It is noted that a survey of the ditch bounding the site was not possible due to heavy vegetation. This needs to be addressed as the ditch will form part of the sites' riparian responsibilities.*
 5. *The report states that apart from the items highlighted specifically above, the remainder of the drainage was constructed in accordance with the approved plans. If this is the case then the system should function hydraulically but this can't be verified without as built information / updated calculations.*

2. Response to LLFA

Point 1

- 2.1. It is assumed that this is merely a statement and that no action is needed.

Point 2

- 2.2. The purpose of the SuDS verification report was to verify the full implementation of the proposed Sustainable Drainage System. This can only be done post construction and therefore can only include those works that can be accessed. This includes the basin and its associated inlets & outlets, flow control chambers, the attenuation tanks, the headwall and the new ditch to existing. The underground attenuation tanks were signed off during construction by SDS with evidence contained within the report.

Point 3

- 2.3. Based on the photo showing manhole S26 (fig 1.4), it is unclear how or what is meant by the *lower portion of the pipe being below the level of the chamber*? Notwithstanding, we concluded that the as constructed manhole S26 would not have an impact on the functionality or performance of the wider drainage system.

Point 4

- 2.4. Planning condition 15 only refers to *full implementation of the approved Sustainable Drainage System*. However, it is acknowledged that the existing ditch will form part of the Riparian responsibilities, but there is no evidence to suggest that the existing ditch is in disrepair or having a history of a flood risk. The vegetation is no more than the effect of seasonal growth at the time of the survey.

Point 5

- 2.5. We concluded that the SuDS drainage features were installed broadly in accordance with the design and was sufficiently satisfied that the system would function as designed. We do not therefore consider remodelling necessary or applicable to the discharge of the planning condition.