

TN_01

21 September 2026

DRAINAGE STRATEGY TECHNICAL NOTE

Planning Application Reference: F/26/101924

Site: Land to the Rear of 30 The Crescent, Eastleigh, SO50 9BR

1. Introduction

This Technical Note has been prepared in support of the retrospective planning application for the change of use of land to Use Class B8 (Storage and Distribution) and associated hardstanding works at Land to the Rear of 30 The Crescent, Eastleigh.

The note has been prepared in response to the Local Planning Authority's request for surface water drainage information associated with the proposed gravel hardstanding area. The application site measures approximately 872.5m² and lies within Flood Zone 1.

2. Existing Site Conditions

The site comprises previously undeveloped land located adjacent to the existing KO Plant Groundworks premises. The land has been largely cleared and is used in association with the adjoining commercial operation.

The site is not proposed to accommodate any buildings as part of this application and is intended solely for the storage of construction vehicles, plant and materials.

3. Proposed Surface Water Drainage Strategy

The hardstanding area is to be surfaced with Type 1 limestone gravel. Unlike conventional impermeable surfacing such as asphalt or concrete, the gravel finish and underlying granular construction permit rainfall to percolate through the surface and infiltrate into the underlying ground.

Surface water runoff will therefore be managed through infiltration at source, consistent with the principles of sustainable drainage and the SuDS hierarchy. The development does not rely upon discharge to a public sewer, watercourse or other off-site drainage network.

Given the nature of the proposed gravel surface and the absence of roof areas or additional built development, surface water will continue to drain naturally within the site boundary, replicating the site's existing drainage characteristics. The proposal therefore minimises runoff and avoids creating any significant increase in peak flow rates leaving the site.

4. SuDS Hierarchy

The drainage strategy accords with the recognised SuDS hierarchy by prioritising infiltration to ground as the preferred means of surface water disposal.

SuDS Option	Applicability
Infiltration to ground	✓ Proposed
Discharge to watercourse	Not required
Discharge to surface water sewer	Not required
Discharge to combined sewer	Not required

The proposed use of permeable gravel hardstanding enables rainfall to infiltrate naturally to ground and therefore represents the most sustainable and appropriate drainage solution for the development.

5. Conclusion

The proposed development comprises an open storage yard surfaced with Type 1 limestone gravel over a granular sub-base. The surface water drainage strategy is based on infiltration to ground within the site boundary.

As the development does not introduce extensive impermeable surfacing, buildings, roof drainage or increased runoff requiring off-site discharge, the proposed drainage arrangement is considered appropriate, sustainable and consistent with the principles of the SuDS hierarchy.

The development is therefore not expected to result in any adverse effects in respect of surface water drainage or flood risk.