

Ecology response 30 4 24 for DC/24/97131 EAST HORTON BUSINESS PARK, KNOWLE LANE, FAIR OAK

Application for discharge of Conditions 10 (Drainage Maintenance) and 17 (Parking) of planning permission ref. F/23/94668 for Construction of 5no. general industrial buildings (use class B2) containing 15 separate units, including landscaping, parking and associated works.

Rebecca Altman

30/4/24

I have reviewed the East Horton Business Park SuDS Operation and Maintenance Activities (rev 2, April 2024).

This document now addresses the general maintenance requirements of attenuation tanks, SuDS basins, swales and pervious paving, however there is no information about maintenance for the balancing pipes, flow control devices, or the weir. Each specific flow control device would have its own specific maintenance requirements. The Drainage GA plan by Cowan Consultancy (submitted with F/23/94668, March 2020) only lists **manhole with flow control device limited to 10 l/s** but at this stage any flow control devices must now be named and the maintenance directions from their manufacturer must be included in this document. Either the Cowan Consultancy or Aqua Callidus may be able to provide this information.

The responsible party for all of the drainage system is named as the East Horton Management Company.

Lisa Malter

Ecologist

8/4/24

I have reviewed the SuDS operation and maintenance document (no author or date). This appears to be a generic document; it is also included in the *Further calculations following ecologist response* document submitted for F/23/94668 in June 2023 by Cowan Consultancy.

As shown in the Drainage GA plan by Cowan Consultancy (March 2020) there are 3 attenuation tanks, balancing pipes, flow control devices, two SuDS basins separated by a weir, a vertical filter bed swale with perforated collector pipe and permeable paving.

This document seems to cover everything except the attenuation tanks and the vertical filter bed swale. It would be helpful to have a document specific to this system so that maintenance operatives know exactly what needs to be done, with the *modular systems* named and their locations shown on a plan.

The condition statement also states that ownership of each drainage feature must be listed.

10. Drainage maintenance Prior to first occupation of the development, details for the long term maintenance of the surface water drainage system shall be submitted to and approved

in writing by the Local Planning Authority. The submitted details shall include: - Maintenance schedules for each drainage feature type and ownership; - Details of protection measures. The drainage system shall thereafter be maintained in accordance with the approved details. Reason: To ensure long term management of the drainage system to protect against flood risk and water pollution, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

Lisa Malter

Ecologist