

Planning Application
17 O'CONNELL ROAD, EASTLEIGH, SO50 9GN

Represente e	Address	Comments
Matthew Mills	31 SCOTT ROAD EASTLEIGH SO50 9FW	Plans are referred to as part of the application, yet none appear to be available to download on the planning portal - this should be reviewed to be a complete and accurate representation of the proposed development. Not against infill building, however as a Civil Engineer I would respectfully advise consideration of the following: - Sustainability and Sustainable Urban Drainage Systems. The development makes reference to being sustainable, yet there is then mention of simply asphaltting the driveway. This does not appear to be utilising Sustainable Urban Drainage Systems (SuDS) or permeable paving - surface water drainage, treatment and attenuation should be considered. - Surface Water Flooding and Exceedance Flows. Building Regulations requires that soakaways be located 5m from buildings and mange certain rainfall intensities. Without plans it is difficult to ascertain, however given the constrained nature of the site I would highlight that achieving this, particularly to the front of the dwelling will be challenging. Further, based on experience I would query whether soakaways as a single point management feature are appropriate given local River Terrace Deposits of Clay & Silt. Local experience would suggest that soakaways are not appropriate to this location, percolation tests to BRE365 should be undertaken. Inadequate soakaway provision will lead to exceedance flows entering the public highway, particularly given topography - the junction with Passfield Avenue already ponds during rainfall, before the wider consideration of the impact on the nearby Monks Brook is considered. - Impact upon existing foul sewer. There is a high likelihood that the location of the proposed development clashes with an existing transferred sewer, potentially serving circa 12 dwellings that runs to the rear of the properties along Spencer Road. This should be investigated. Given local understanding of foul drain / transferred sewer layout to the eastern extents of O'Connell Road, the position of manhole access in O'Connell Road outside of the proposed development and known damage caused to sewers by others building in a similar position, this should be thoroughly investigated and considered. Southern Water should be consulted. Certainly in support of well considered infill development, however further aspects clearly need to be investigated and / or considered, particularly concerning drainage and flood risk.
Claire Rumbold	Eastleigh Town Council	On behalf of Eastleigh Town Council there are no objections