

Azavedo-Parker, Joanna

From: FWM Statutory SWM Consultee mailbox <SWM.Consultee@hants.gov.uk>
Sent: 22 February 2024 09:49
To: Sharpe, Summer
Cc: FWM Statutory SWM Consultee mailbox
Subject: RE: Planning Application O/23/96432

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Consultees

Summer

The layout remains the same, with basins at the higher part of the site. If this is to be retained, we really need some proposed invert levels relating to the drainage network and ditches. There are some significant ground level changes proposed in parts of the site that would not be necessary if the drainage was altered, however the proposed changes in ground levels may still not allow for a gravity drainage system. The conveyance method is to be through swales rather than pipes, meaning that changes in ground levels will have an even greater impact on the viability of the proposals. The detail provided is not sufficient evidence of the suitability of the drainage proposals, and the exceedance flow routes may also need to be revised if the required changes to the drainage strategy are made.

The discharge rate has been updated in the report and calculations. The peak rainfall allowance has been updated to an acceptable figure.

It is not clear whether the proposed ground levels are required to facilitate the drainage proposals, and it remains unclear whether the proposed levels even achieve this successfully. The LLFA would not support ground level changes to achieve a drainage strategy when a rearrangement of the site layout would also work. The LLFA would remove its objection if the drainage features were clearly able to drain by gravity, through relocating the attenuation storage to the lower parts of the site.

Regards

Tom Callaway

Senior Flood and Water Management Project Officer
Flood and Water Management

thomas.callaway@hants.gov.uk
www.hants.gov.uk

From: Sharpe, Summer <summer.sharpe@eastleigh.gov.uk>
Sent: Thursday, February 1, 2024 3:37 PM
To: FWM Statutory SWM Consultee mailbox <SWM.Consultee@hants.gov.uk>
Subject: RE: Planning Application O/23/96432

Caution: This is an external email and could contain malicious content. Do not open any links or attachments if you were not expecting them. If the e-mail looks suspicious, please report via the 'Report Phishing' Button found on your toolbar.

Good Afternoon

Thank you for your below email. I passed this to the agent and they have provided the attached. I would appreciate your comments on these.

Kind Regards

Summer Sharpe

Senior Planning Officer

Planning & Environment - Planning/Development Management

023 8068 8841



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

From: FWM Statutory SWM Consultee mailbox <SWM.Consultee@hants.gov.uk>

Sent: Tuesday, January 9, 2024 1:51 PM

To: Sharpe, Summer <summer.sharpe@eastleigh.gov.uk>

Cc: FWM Statutory SWM Consultee mailbox <SWM.Consultee@hants.gov.uk>

Subject: RE: Planning Application O/23/96432

Summer

There seem to be some persistent issues with the drainage details for this site. The applicant/consultant should advise why the proposals are set out the way they are, as we have perhaps missed an important detail?

The southern half of the site drains naturally to the east/south east, and the northern half of the site generally drains to the north/north east. The proposals include basins at the western edge of the site. This suggests that the basins will need to be much deeper than necessary to accommodate the incoming pipe or swale levels. The receiving ditches would then need to be deep enough to receive the runoff from the basins, which is unlikely to be the case.

The levels issue is as follows: A swale that is constructed from S1 on the drainage strategy plan would need to be around 2m deep by S4 due to the rise in ground levels, a pipe would be even deeper. The basin would need to have all attenuation storage beneath this level, with the outlet to the ditch below the attenuation storage level. The basins are designed to be 1.5m deep so the receiving ditch would need to be more than 3.5m deep at the discharge location, which is presumably not going to be possible.

Greenfield runoff rates have been calculated by using IH124 methodology for 50 hectares and scaling down, which is appropriate but the ICP SuDS methodology should do this automatically. The developable area is described as two hectares in section 6.1.6, with a greenfield runoff rate of Qbar at 11.9 l/s stated in section 6.1.8. The calculations show a combined contributing area of 1.65 hectares with a combined discharge of 11.8 l/s. The developable area is now being considered for the calculations, however the figures need to be consistent to ensure that the correct discharge rate is being used for the attenuation storage design.

Section 6.1.9 refers to a climate change allowance of 40% on peak rainfall intensity, however this should be 45% in this location which will also affect the design.

Flood exceedance flow routes generally follow the slope of the site, however some arrows including those at the top end do not, and it is not clear how this is achieved. Any details regarding proposed changes to site levels should be included within the drainage documentation.

Although this is an outline planning application, the setting out of SuDS features in appropriate locations is still required at this stage. The current proposals are not acceptable in principle without further evidence of how the drainage network is to function effectively. This could be resolved more easily by redesigning the layout to have the basins situated at the lower end of the site and adjusting the storage calculations with reference to the points listed above. The site is adjacent to watercourses that extend to the lowest parts of the site which could be utilised for discharging to at lower levels.

Regards

Tom Callaway

Senior Flood and Water Management Project Officer
Flood and Water Management

thomas.callaway@hants.gov.uk
www.hants.gov.uk

From: Sharpe, Summer <summer.sharpe@eastleigh.gov.uk>
Sent: Friday, December 29, 2023 5:48 PM
To: FWM Statutory SWM Consultee mailbox <SWM.Consultee@hants.gov.uk>
Subject: FW: Planning Application O/23/96432

Caution: This is an external email and could contain malicious content. Do not open any links or attachments if you were not expecting them. If the e-mail looks suspicious, please report via the 'Report Phishing' Button found on your toolbar.

FAO Tom Callaway

Please see attached and below additional information - your comments would be appreciated.

Kind Regards

Summer Sharpe

Senior Planning Officer

Planning & Environment - Planning/Development Management
023 8068 8841



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

This email is subject to recording and/or monitoring. Any content or attachments are for the person to whom it is addressed and may be confidential.

If you get it by mistake, please email us back as soon as possible, and then delete it from your system; please do not pass it on to anyone else or use the information in it.
We do our best to guard against viruses. If you get a virus, we cannot accept liability for any damage.
You should carry out your own virus check before you open attachments.

Eastleigh Borough Council



From: Phillippa Gatehouse <phillippa.gatehouse@clplanning.co.uk>

Sent: Thursday, December 21, 2023 5:21 PM

To: Sharpe, Summer <summer.sharpe@eastleigh.gov.uk>

Cc: Giles Moir <giles.moir@clplanning.co.uk>

Subject: Planning Application O/23/96432

You don't often get email from phillippa.gatehouse@clplanning.co.uk. [Learn why this is important](#)

Dear Summer,

I hope you are well.

Following receipt of the HCC's consultee comments dated the 12th December 2023 ref. SWM/2023/0714, please see the response from our drainage consultant below and report updated (attached).

Please can you confirm receipt?

- *Clarification is required over references to the basin and discharge locations in the text and plans of the drainage strategy. Basins should be positioned in the lower parts of the site and watercourses should be clearly shown on the plan. The locations of watercourses have been highlighted on the plan. The attached report outlines how the proposed drainage strategy, including the use of roadside swales, ensure that the SuDS basins work in their current locations.*
- Greenfield runoff rates should be applied proportionately to the developed areas. *The developable area of the site area has been amended to a reduced 2.0ha, in line with the extent of the site proposed to be developed.*
- Revised calculations should also include up to date peak rainfall allowances and be representative of the proposed drainage layout. *Calculations have been updated and revised.*
- Flood Exceedance flow routes should be shown on a plan. *Flow routes have been added to the plan.*

Please do not hesitate to get in contact should you require any further information.

Many thanks,

Phillippa Gatehouse

Planner



T: Wareham, Dorset Office: 01929 553818

E: phillippa.gatehouse@clplanning.co.uk

W: <http://www.clplanning.co.uk>

Unit 5 Designer House, Sandford Lane, Wareham, BH20 4DY

Follow us on Twitter: @cl_planning, and Facebook: chapmanlilyplanning



We wish all of our Clients and allied professionals a very Merry Christmas and a Healthy and Prosperous 2024.



Rather than send out Christmas Cards, Chapman Lily Planning Limited has decided to make a charitable donation to Diverse Abilities (for more information visit <https://diverseabilities.org.uk>).



To receive our newsletter containing updates on planning matters please email contact@clplanning.co.uk requesting to be added to the mailing list

This email transmission is strictly confidential and intended solely for the person or organisation to whom it is addressed. It may contain confidential information and if you are not the intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this e-mail in error, please notify Chapman Lily Planning Ltd as soon as possible via contact@clplanning.co.uk and delete it.