

From: FWM Statutory SWM Consultee mailbox <SWM.Consultee@hants.gov.uk>
Sent: 09 January 2024 13:51
To: Sharpe, Summer
Cc: FWM Statutory SWM Consultee mailbox
Subject: RE: Planning Application O/23/96432

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Categories: Consultees

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 Q_{bar} 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

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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

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Eastleigh Borough Council



**Father
Christmas**

**Saturday 9 – Sunday 31
December 2023**

at The Berry Theatre, Hedge End

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

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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

Chapman Lily Planning Limited



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

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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>).



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