

Ecology response amended for DC/24/98265 41 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1EL

Cond 6 only - a surface water drainage plan for the proposed development submitted for approval prior to works above damp-proof-course.

Original application H 24 96935 Raising the roof to create first floor accommodation, Two storey side/ rear extensions, single storey rear extensions with terrace, internal reconfiguration, demolition of garage.

Alex Stone

10/10/24

I have reviewed the drainage plan rev D and the email comments received on 8/10/24. The two Bioscape SuDS and BNG units installed at the front of the house will be suitable. I am satisfied that condition 6 can now be discharged.

Lisa Malter

Ecologist

30/9/24

The submitted surface water drainage plan shows all surface water proposed to be discharged directly into existing streams with no filtration or flow controls. Is this the existing surface water drainage arrangement for the house? If this was a new dwelling this would not be acceptable as both water quality and water quantity would need to be addressed by the surface water drainage strategy, but since it is an existing dwelling the planning permission is only for the extensions.

As noted in section 5 and 5.1 of the Preliminary Ecological Appraisal (SoEcology,5/2/2024 submitted with the original application H/24/96935):

Due to the ditch within the front garden being a tributary to Monks Brook, which leads to the River Itchen and the estuary. The Site is located within the zone of influence of the following designated sites River Itchen SAC & SSSI; Solent and Southampton Water SPA & Ramsar; Lee-on-the Solent to Itchen Estuary SSSI.

Local plan policy DM6 states:

*c. On other sites of less than 0.5 hectares non-naturalised SuDS e.g. permeable paving will be considered where justified. 2. In order to reduce flooding and maintain water quality (in accordance with DM8) SuDS schemes should: a. be designed and monitored in accordance with the CIRIA C753 SuDs Manual or equivalent national or local guidance, noting that all receiving waters in the Borough should be classified as protected waters; b. manage surface water runoff as close to its source as possible; c. ensure that discharge rates are reduced as far as possible and that on greenfield sites these should at least mirror greenfield rates before development;*

As it is not possible to separate the surface water drainage from the new sections and older sections of the house, it would be ideal if flow controls and at least one form of filtration

could be added to the surface water drainage from this property before it is discharged into the streams. Rainwater storage tanks and rain garden planters may be the most efficient way to achieve attenuation and filtration on a small scale. Examples of rain gardens and rain garden planters can be found on the internet. Rain garden planters planted with a range of flowering plants to attract pollinators would also be an appropriate biodiversity enhancement.

Lisa Malter

Ecologist