

Ecology response re surface water drainage for F/24/98318 143 PASSFIELD AVENUE,
EASTLEIGH, SO50 9NH

Construction of a single storey building at rear (Use Class E(c)(iii) - commercial, business and services) containing 4no. additional treatment rooms with associated car parking.

Clare Martin

15/11/24

I have reviewed the Sustainable Drainage Strategy by King Architecture and Design, which is not acceptable. Surface water drainage must accord with Local Plan Policy DM6 and building regulations.

The new building will need to have rain gutters and downspouts connected to either mains surface water drainage or a soakaway. It may be able to use the existing surface water drainage system for the main building but the volume of water from the outbuilding roof needs to be calculated to determine whether the existing system has sufficient capacity to accommodate the extra water.

If a soakaway is not already in use, a soil infiltration test will be required to determine whether a soakaway is workable in this area. A soakaway must be located at least 5 m from any built structure or road and at least 2.5 m from any boundary.

The area of vegetation to the east of the building can be designed as a rain garden (in addition to its biodiversity enhancement function) to attenuate some of the surface water drainage.

Surface water runoff in all directions from the 185 sqm of tarmac has been proposed but it is not clear whether this would impact neighbouring properties.

In the documents from the previous application F/22/93663 there was an email discussing a condition to protect the public sewers, but it is not clear that this would include additional surface water drainage from tarmac or from a large outbuilding.

The tarmac is described as semi-permeable. If this is to be designed as a permeable surface it needs to have a subbase which can store water, the water must be able to infiltrate into the ground below and it needs to be maintained to retain permeability.

Lisa Malter

Ecologist