



Title: Drainage Strategy Technical Note
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Revision: P2

1.0 Introduction

1.1.1 Jubb have prepared this Technical Note alongside the associated drawings to address the Drainage requirements for a planning application appeal in relation to the proposed development at Land to the West of Cobbett Way, Broak Oak. This technical note will address the amendments required to satisfy the conditions stated within the Eastleigh Borough Council decision notice.

1.1.2 The original application number was O/23/96432. The decision notice was issued 01/03/2024.

2.0 Surface Water Drainage

2.1 Eastleigh Borough Council Refusal Notice

2.1.1 The decision notice highlighted 5no reasons for refusal. Reason number 3 related to drainage and is shown below:

'3. Insufficient information has been provided to demonstrate that the sustainable drainage can provide three forms of natural filtration, and mitigate all pollution hazards, which is necessary to maintain the quality of runoff water entering the Solent and Southampton Water Special Protection Area and Ramsar Site and Solent Maritime Special Area of Conservation. The application is therefore contrary to the requirements of Policies S1, DM5, DM6, DM10 and DM11 of the Local Plan, the provisions of the National Planning Policy Framework (2023), and the Conservation of Habitats and Species Regulations (2017) (as amended).'

2.1.2 To satisfy the above requirements of three forms of natural filtration, the Flood Risk Assessment and Drainage Strategy (24247_FRA01) document has been updated to highlight the journey of the surface water from source to discharge location.

2.1.3 Section 6.1 of 24247_FRA01 details the surface water drainage strategy and the features of the network to convey the surface water safely from source to discharge location. Section 7 (Water Quality) of the above report details the three forms of filtration and shows the Simple Index Approach assessment (from SuDS Manual CIRIA C753) to show the measures taken are sufficient to provide a clean discharge.

2.1.4 To confirm the above, all surface water will pass through a combination of permeable paving, a conveyance swale and a pond for three forms of filtration.

2.2 Lead Local Flood Authority (Hampshire County Council) Response

2.2.1 Prior to the issuing of the refusal notice, HCC issued comments in their role as LLFA. An updated FRA & DS document was submitted to the planning authority, but the refusal notice was issued prior to HCC being consulted.

2.2.2 The HCC comments were:

1. Clarification is required over references to the basin and discharge locations in the text and plans of the Drainage Strategy. Basins should be positioned at the lower parts of the site. Watercourses should be clearly shown on the plan.
2. Greenfield runoff rates should be applied proportionately to the developed areas.

3. Revised calculations should also include up to date peak rainfall allowances and be representative of the proposed drainage layout.
4. Flood exceedance flow routes should be shown on a plan.
5. Water quality and maintenance information can be expanded through conditions.

- 2.2.3 For point 1, the drainage strategy drawing has been updated to highlight the existing watercourses the site will discharge to. A levels drawing has been added to show the basins are located in the lower parts of the site once the site has been developed.
- 2.2.4 For point 2, the greenfield runoff rate has been updated. The total site area is c2.8Ha in size. Due to the large areas of open space, a value of 1.65Ha has been used to better represent the developed areas. This has produced a new value of 10.9l/s which has been used in the latest calculations.
- 2.2.5 For point 3, calculations have been split into two catchments to serve each detention basin. FEH data has been used from 2013 which is the latest rainfall data available. This is representative of the drainage layout.
- 2.2.6 For point 4, Flood Exceedance Flow Routes have been added to the drainage strategy drawing.
- 2.2.7 For point 5, HCC have proposed to deal with this point via condition so no response is necessary.

2.3 Further LLFA Response

- 2.3.1 Following the resubmission above, HCC returned with additional comments regarding the location of the attenuation and existing site levels.
- 2.3.2 In response to these comments, the drainage strategy has been completely revised. Additional topographic survey of the proposed outfall was obtained, and the levels of the drainage was redesigned to incorporate this new outfall location. The drainage strategy now follows the existing levels of the site with minimal need for change. Details of these changes are included within the revised Flood Risk Assessment and Drainage Strategy document.

3.0 Conclusions

- 3.1.1 Based on the findings of this technical note, it is considered that there are no grounds from a drainage perspective which preclude positive determination of the planning application appeal. The application proposals accord with the relevant provisions of the Eastleigh Borough Council Local Plan Policies.