

Ecology response 2 12 24 for F/24/97945 LAND ADJACENT TO OAK COTTAGE, WINCHESTER ROAD, BOORLEY GREEN, SO32 2DH

Erection of 52 retirement living apartments with associated communal facilities and car parking; the erection of a pair of detached dwellings; improved vehicular access and new pedestrian access to Winchester Road.

Liz Harrison

5/12/24

The email from Ian Llewellyn (4/12/24) is requesting that one form of treatment for each catchment be considered to satisfy the requirements of DM6. Eastleigh Borough Council requires two forms of naturalised filtration in the treatment train for all of the surface water drainage before discharge *as all receiving waters in the Borough should be classified as protected waters*. EBC requirements are in addition to the requirements listed in the Ciria SuDS manual.

The site is 0.91 ha in total and as the whole site is proposed to be developed into buildings, parking and landscaped gardens, only some of the boundary vegetation is remaining untouched and as existing.

Section 2.0 of the updated Drainage and Flood Risk Statement (Rev 04, November 2024) states that Infiltration is not feasible on this site, so all surface water is proposed to be discharged to the ditch at the northern boundary. This is explained in section 1.1 as two watercourse ditches to either side of a public footpath which are linked by a pipe. *The majority of existing rainwater discharges to these existing ditches through natural overland flow and groundwater flow*. Development of the site disrupts the natural overland and groundwater flows.

Two forms of naturalised filtration are required to treat all of the surface water drainage from this site before it leaves the site. One form of filtration for the surface water collected from each drainage area (as shown in figure 4) and then having the water piped for discharge off site is not sufficient.

Lisa Malter

Ecologist

2/12/24

I have reviewed the updated Drainage and Flood Risk Statement by Scott, White and Hookins (Rev 04, November 2024) and the Drainage Strategy Layout (outfall location amended P07, November 2024).

Area 1 is proposed to be drained by gullies in the impermeable tarmac access road and through the porous block paving in the parking spaces. A lined open graded stone sub-base under the access road would have a perforated carrier drainpipe in a trench underneath the subbase. This would carry the water to an attenuation tank, with a hydrobrake controlling the flow before being discharged into the existing ditch.

The permeable (porous block) paving with stone subbase is one form of filtration for area 1.

Area 2

A Downstream Defender has been added to the roof drainage for Area 2 to provide treatment before the water enters the lined cellular attenuation tank with a hydrobrake used to control the flow before it is discharged into the existing ditch.

The Downstream Defender is one form of filtration for area 2.

The text at the bottom of page 10 under Residential car parks states *Residential roof pollution hazard* rather than residential road, but the values have been listed correctly in this section for the road and car park.

The pollution hazards have been mitigated for both catchment areas. However it is still not clear that the proposal meets the requirements of EBC policy DM6 to have at least two forms of naturalised filtration for all of the surface water drainage (ie. for each catchment).

My previous comment about water exiting from the ditch to the north has also not been addressed: *The ditch is located between Winchester Road and Goldcrest Road but the path of the water exiting from the ditch is not obvious. It is not marked as a waterway on the map. With no exit for the water and a high water table preventing infiltration, this ditch could flood and cause flooding on the roads.* Once this ditch was full, where would the excess water go? Would it flood the public footpath? The Drainage Strategy Layout (P07, November 2024, Appendix H Flood Exceedance Routes) states outfall location amended, but it is not clear to me exactly what changes have been made. There is still an outlet pipe at the western corner of the site.

It would be very helpful if the drainage engineer could clarify these issues directly by email before revising the drainage report again.

Lisa Malter

Ecologist