

Ecology response 4 2 25 for F/24/97945 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.

Amended information received 9.1.25

Liz Harrison

3/2/25

I have reviewed the amended Drainage Strategy Layout (P08, December 2024) and updated Drainage and Flood Risk Statement (rev 05, December 2024).

Surface water drainage from plots 1 and 2 are now piped into the larger surface water drainage system.

A downstream defender will be located within SWIC15 to provide adequate treatment for surface water drainage from the building roof.

Perforated pipe in a granular sub-base is still present under the northeastern part of the access road.

A hydro brake and a vegetated swale have been introduced in the southwestern corner to manage the discharge from which has been relocated south of the turning head on the western boundary. There is an outline of an attenuation tank with text that states Tank In and Tank Out but the tank is not listed in the key to the plan. The tank has been moved further to the southwest and the caption Cellular crate attenuation tank has been removed, but since it is still in the drainage report we can assume it is still proposed.

All of the surface water would be treated by the downstream defender and the vegetated swale and some of the drainage would also be treated by permeable paving.

Maintenance of the swale has been included in the report.

The use of surface water drainage to divert water to the gardens would benefit the site but water butts have not been specified.

I have no further surface water drainage concerns. The proposals now satisfy the requirements of policy DM6.

Lisa Malter
Ecologist