

Planning Department
Eastleigh District Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Friday 29 August 2025

Our Ref:
Your Ref: PP-14215662

FAO: Liz Harrison

Dear Liz

Boorley Gardens, Phase 3 – Condition 17 of X/24/97426 – Basins risk assessment

Please find enclosed an application to discharge Condition 17 of planning permission reference X/24/97426 relating to the Phase 3 Reserved Matters approval.

Condition 17 states:

Notwithstanding the approved plans, within two months of the completion (including landscaping) of any ponds, lakes, or above-ground attenuation features forming part of the sustainable drainage system, a risk assessment addressing the need for fencing shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a timetable for implementation of any required fencing, and the approved details shall be carried out in full.

Reason: In the interests of public safety.

The application has been submitted via the Planning Portal (reference PP-14215662) and comprises the following documents:

- Completed application form
- Surface Water Detention Basins – Phase 3, Drawing No. M434/57 Rev E
- C753 The SuDS Manual: Appendix B: SuDS Health and Safety Risk Assessment Checklists (PFA Consulting) – covering Basin C
- Wooden Birdlip Fencing, Drawing No. HCC11/M/055 Rev B

The submitted risk assessment recommends the installation of knee rail fencing around the perimeter of Basin D, as shown on drawing no. M434/57 Rev E, with fence details provided on drawing no. HCC11/M/055 Rev B.

The proposed fencing approach reflects that used at the pumping stations and follows the requirements set out by Icosa Water, who will be adopting the SuDS features under the S104 Agreement. The use of knee rail fencing is consistent with Icosa's design standards for such features.

Drawing no. M434/57 (Rev A), and M434/56 (Rev B) and M434/55 (Rev A), both subject to a separate condition application, were updated in November 2022 to show the proposed knee rail fencing. Further sectional details for Basin D were added in March 2023 (M434/57 Rev B) in response to a request from the

Local Planning Authority. These drawings have previously been submitted and reviewed as part of the wider application process.

The landscaping of the basins, including tree planting, is being carried out in full accordance with the approved plans and is currently underway, with completion scheduled for the winter of 2025/26. The knee rail fencing will be installed immediately thereafter.

Should you have any queries or require further clarification, please do not hesitate to contact me. I will be in touch again once the application has been validated.

Yours Sincerely,



Clare Whitehead MRTP
Principal Planner
ClareWhitehead@LukenBeck.com
01962 671560