

Harrison, Liz

From: David Lawrence <david.lawrence@bellway.co.uk>
Sent: 16 October 2025 14:47
To: Harrison, Liz
Subject: DC/25/99515 - Boorley Gardens Phases 3E (partial), 3F (partial) 3G and 3H - Outline Condition 11 - Drainage
Attachments: M380-FN23 Phase 3 Drainage Statement - Issue 3 Appendices 3&4.pdf; M434-FN22 Condition 11 Drainage Maintenance Management Plan Rev C.pdf; LLFA Response - DC-25-99515.pdf

Hi Liz,

Further to attached LLFA response I have had my drainage consultant provide his responses and additional information attached and below

Many thanks

David Lawrence
Senior Technical Manager

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From: Dave Brock <dbrock@pfaconsulting.co.uk>
Sent: 16 October 2025 12:59
To: David Lawrence <david.lawrence@bellway.co.uk>
Subject: M434C: Boorley RM3

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Good afternoon, David,

I refer to your email dated 14 October 2025, below – apologies for the delay, I had to fully review and translate the information submitted, and referred to, in the comments.

I have listed the information listed as required by HCC in their letter reference SWM/2025/0598 dated 13 October 2025 below, for ease of reference;

- The calculations submitted in the drainage strategy does not appear to include the plot in catchment C. The microdrainage references on the drawing don't appear in the calculations so can't be reviewed.*

We assume that '*the drainage strategy*' refers to the 'Flood Risk Assessment and Surface Water & Foul Drainage Strategy for Reserved Matters Application Pursuant to Outline Permission O/15/75953' dated May 2023 (Ref: M380-DOC02 FRA – Issue 2); please note that this document was prepared for the Reserved Matters application for Phase 1, and should only be referenced to cross check the outline drainage strategy – please also note that the uploaded document is incomplete (only 100 pages uploaded). Please refer to document 'Phase 3 Reserved Matters Application – 236 Dwellings – Drainage Statement', dated November 2023 (Ref: M380-FN23 Drainage Statement – Issue 3) for this phase; it was produced as an update to M380-DOC02 FRA Issue 2, to reflect the evolving drainage strategy for Phase 3, considering the whole site including previously consented phases. The uploaded version of M380-FN23 – Issue 3 only has 100 pages, therefore missing 53 pages (please find attached the missing Appendices 3 and 4).
- There are several areas where flooding occurs at the 1:100 + climate change storm. It is not clear what the exceedance routes are in these areas as the spot levels shown on the exceedance flow plans do not align with the flow arrows indicated. These areas should be reviewed in more detail and more information provided to demonstrate that properties would not be at risk.*

Two areas of flooding have been highlighted on Drawing No. M380/114 Revision G; at manhole S3070 and at manholes S3015 & S3100.

S3070 (o/s Plots 599 & 600) has minimal flooding (5.6m³) that will flow east along the Secondary Road, then down to Basin D, as identified on Drawing No. M380/128 Revision D (M380-FN23 Issue 3: Appendix 4, attached).

S3015 & S3100 (o/s Plots 495 & 511) flood water will be contained within the road, then overtop the kerbs and flow into Basin D (the road has been designed with a crossfall north to south to ensure this). Properties will not be flooded, as shown on the Exceedance Flow Route Drawing M380/128D.
- Exceedance Flow Routes Sheet 2 of 2 does not appear to be uploaded on the planning portal so has not been reviewed.*

Sheet 2 of 2 is Drawing No. M380/129 Revision C, which is Appendix 4 of document M380-FN23 Issue 3 (partially uploaded – as attached).
- The management report states that 'all existing retained ditches within the development will remain the responsibility of the Lead Local Flood Authority. This is not correct. As LLFA we are responsible for consenting works to ditches but maintenance responsibilities will be with the riparian landowner so this needs to be incorporated into the relevant documents. All ditches within and adjacent to the site need to be identified and confirmed as to who will be responsible for their maintenance.*

Apologies – paragraph 14 should have been updated so to read as paragraph 34 in the Summary – please find attached an amended Drainage Maintenance Management Plan (Ref: M434-FN22 Rev C, dated October 2025).
- It is stated that individual householders would be responsible for drainage within their curtilages or within shared areas. Shared areas should be included in the wider management plan rather than between householders.*

M434-FN22 Rev C has been modified to clarify that householders will be responsible for shared use areas *not identified* in the Maintainable Open Spaces Plan (M434/35 Revision C) – updated paragraphs 13, 16, 33 & 35.
- The maintenance schedules only include detention basins and swales. There should be sufficient information within the report to clarify maintenance requirements for each drainage feature and ownership.*

It is generally accepted that the design of the traditional (piped) drainage systems will ensure self-cleansing, whereby maintenance requirements are minimal and therefore a management plan will not be required for these assets. As required by Condition 11, the maintenance schedules set out the arrangements required to secure the operation of the sustainable drainage scheme (SuDS) throughout its life to maintain operational water quality.

I trust the responses above and supporting documents assist the discharge of condition(s), but please let me know if additional information is required.

Regards

Dave

Dave Brock
Technical Director

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From: Harrison, Liz Liz.Harrison@eastleigh.gov.uk

Sent: 13 October 2025 16:51

To: David Lawrence david.lawrence@bellway.co.uk

Subject: DC/25/99515 - Boorley Gardens Phases 3E (partial), 3F (partial) 3G and 3H - Outline Condition 11 - Drainage

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Dear David

Please find attached the consultation response from HCC Flood & Water in relation to the submission for Outline Condition 11 for phases 3E (partial), 3F (partial) 3G and 3H. You will note that they have requested that various additional or amended information be submitted. Please arrange for this to be submitted as soon as possible.

Responses in relation to other matters covered by this application will be provided in due course.

Regards
Liz

Liz Harrison
Principal Planning Officer

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