

Ecology response 28 10 25 for DC/25/100186 Cockpit Farm Barn, Knowle Lane, Horton Heath, Eastleigh, SO50 7DZ

Application for discharge of Conditions 8 and 9 (Drainage Scheme and Maintenance) of planning permission ref. F/23/94713 for construction of six (6) dwellings

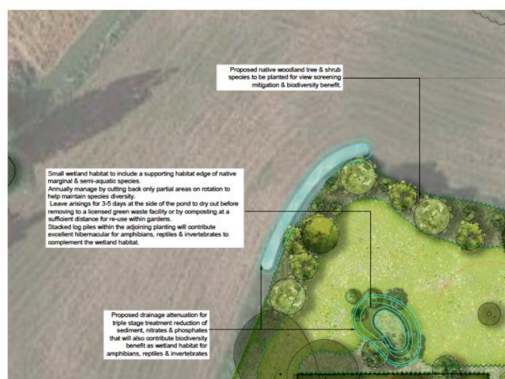
Rebecca Altman

28/10/25

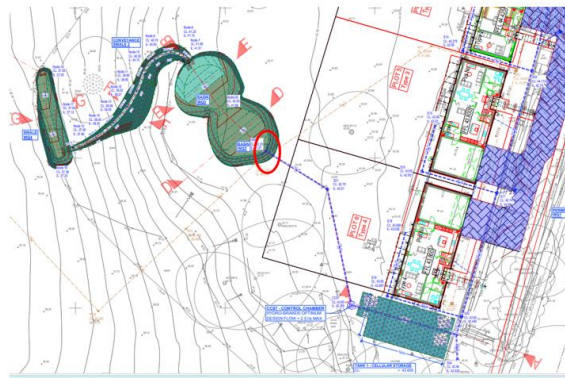
Further information is required before condition 8 or condition 9 can be discharged.

Condition 8

I have reviewed the Drainage Summary for Discharge of Condition (October 2025). The diagram on page 4 shows an earlier plan for the drainage basins and swales. This summary must be updated to include the current proposals shown within the current proposed landscaping plan. The drainage plan in Appendix A is also the earlier proposal.



Previous drainage proposal



Current drainage proposal

I don't see any information that addresses part f of the condition: *Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.*

It is not clear how the current drainage proposal relates to the red line boundary of the site. If the proposed attenuation tank, basins and swales are outside the red line boundary of the site, are they on land within the ownership of the applicant?

Details of how the water will end up in the proposed surface water sewer are not clear. Is a pipe proposed through the field below the site? Where is the private surface water sewer proposed to be located? Is this land in the ownership of the applicant?

In the Key Plan shown in Drainage Layouts Sheet 2 there is a red line running from the end of the Swale WQ4 to a point below the contour lines. The key shows the proposed SW Sewer as blue and the private storm drainage as blue. Are these meant to be the same pipes?

Ecology does not deal with Foul drains but there is a box labelled Foul Point of Connection at the top of Drainage Layouts Sheet 2 with an arrow that does not point to anything specific. The Private Foul Drainage line appears to cross the Surface Water Drainage line at the top of

Basin WQ2 (see red circle above). This is not acceptable. A leak in the foul drainage at that point would contaminate the basins, swale and the rest of the surface water drainage system. The foul water and surface water systems must be kept separate enough so that a leak in the foul water system cannot contaminate the surface water drainage.

Condition 9

The Drainage Maintenance Schedule by Cowan Consultancy (July 2025) provides the generic guidance from the Ciria SuDS Manual for the individual drainage components. On page 8 there is a note which states *This is basic and generic guidance that should be monitored and amended to suit site specific requirements and read in conjunction with the manufacturer's installation guidance.*

This guidance is not likely to change for the permeable paving, piping, attenuation tank and hydrobrake, however the maintenance requirements of the swales and attenuation basins need to be specific for this site and be provided before the condition can be discharged, as they are on sloping ground and have steeply sloping sides.

The landscaping maintenance needs to be done in conjunction with maintaining the water quality/filtration function of these features as currently proposed and must be included in the drainage maintenance schedule. An addendum to the Drainage Maintenance Schedule containing this information would be acceptable, but it must be submitted as part of the discharge of this condition.

Lisa Malter

Ecologist