

Ecology response 29 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

29/10/25

Condition 8

I have reviewed the additional information sent on 28/10/25 which addresses my remaining concerns.

- The exceedance flows have now been shown on a plan.
- The foul drainage has been re-routed to the north of the surface water drainage system.
- All of the drainage elements, including the field to the back of the site are within the private ownership of the developer.
- Surface water drainage that remains in the final swale will be discharged as overland flow to the field below.

Condition 8 can now be discharged.

Condition 9

The Drainage Maintenance plan must include specific management guidelines for all of the features included in the drainage scheme and not just provide generic guidance at this stage. It must be compliant with the wording of the condition and with national and local guidance. Before submission, the applicant should ensure that each of the items required by condition 9 have been explicitly provided. Condition 9 states

The submitted details shall include:

- a. Maintenance schedules for each drainage feature type and ownership specifying the responsibilities of each party for the implementation of the SuDS scheme.;
- b. Details of protection measures.
- c. A timetable for implementation.
- d. A management and maintenance plan for the lifetime of the development including the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

As this condition must be discharged prior to first occupation, I would recommend that this information be submitted as soon as possible to avoid further delays.

Lisa Malter

Ecologist

