

Altman, Rebecca

Subject: FW: F/20/89488 - Land at Satchell Lane - PLANNING APPEAL - response to appellants information

From: FWM Statutory SWM Consultee mailbox <SWM.Consultee@hants.gov.uk>

Sent: 26 September 2022 15:21

To: Altman, Rebecca <rebecca.altman@eastleigh.gov.uk>

Subject: RE: F/20/89488 - Land at Satchell Lane - PLANNING APPEAL - response to appellants information

Dear Rebecca

I've been through the information provided and although I would prefer to have an agreement in principle in terms of the connection, I note that the applicant have contacted Southern Water who have advised that the process can not commence until planning is approved and they had no comments to make on the application. There remains a risk that the drainage design may need to change as this process progresses and there is a risk that costs will be excessive but this would be for the developers to manage. As such I think we will have to withdraw our objection and instead request a pre-commencement condition as listed below.

1. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
 - b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
 - c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
 - d. Evidence that urban creep has been included within the calculations.
 - e. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
 - f. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
 - g. Confirmation from Southern Water in terms of acceptance of point of connection and discharge rate

Regards
Sarah

Sarah Reghif
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