

Consultee Comments for Planning Application APP/17/00358

Application Summary

Application Number: APP/17/00358

Address: Land west of Horndean Road and south of Southleigh Road

Proposal: Application for approval of matters reserved under outline permission APP/14/00547 (layout, scale, appearance and landscape) for development comprising 125 residential dwellings, associated amenity spaces, access, garages, parking, internal roads, pathways, sustainable urban drainage and associated landscaping in addition to the provision of a water retention area.

Case Officer: Lewis Oliver

Consultee Details

Name: Mr Stephen Mountain

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On Behalf Of: Engineering/Drainage

Comments

The drainage strategy accords with the previously agreed approach whereby the development includes the opportunity to manage flows in the West Brook over and above that specifically required for the development alone. This is to be welcomed.

I have three observations:

1. The 'surface water sewer' shown abandoned and diverted in the vicinity of plot 111 etc. is actually a main river and not a sewer; a different easement arrangement will apply and specific consent for the diversion will be required (i.e. additional to the already consented works to the lower part of the open watercourse); this does however mean that the roads above the diverted stream can be porous surfaced since Southern Water will not be involved in that particular pipe;
2. The southern outlet will be managed by the ManCo (it will not be adopted by the EA) so a robust operational regime will need to be agreed. It would be better (from a purely functional perspective) to have the control delivered via a fixed orifice plate or at the very least to agree a setting for the proposed penstock that will only rarely need adjustment;
3. Avoid fencing off the flood attenuation area - this needs to operate as open space and access to the river (for local residents, school visits etc.) should be encouraged. The design includes side slopes of 1 in 4 which is perfectly acceptable to allow access.