

HAMPSHIRE
HOMES GROUP

Ref- BN/50/20/PL

Date: 23rd April 2021

Dear Mr Davis,

RE Demolition of existing structures on-site & erection of 42 No. dwellings with access, parking, landscaping and associated works. This application is a departure from the development plan.

I am writing to you in connection with the above development following recent comments to discharge conditions 10, 11 and to confirm further details relating to condition 20. Following an email from our engineer, I copy their response below again to formally submit the information.

Please find attached the relevant updated drawings and MicroDrainage calculations, all of your comments should now be addressed.

I have also provided responses to your comments below in blue

1. Catchpits must be provided upstream of all connections into soakaways. Please clearly show these on plan

Catchpit annotation has now been added to drawings 502-506.

2. Detailed drainage layout plans must show crate dimensions, i.e. length, width, depth, invert level, incoming invert level and cover level.

Drawings 502-506 updated to show crate dimensions.

3. Some tanks have incoming invert levels equal to the top of crate level, this is not achievable in practice. Incoming pipes must be fully within the crate, i.e. a 150mm diameter pipe must have an invert level at least 150mm below the top of crate level.

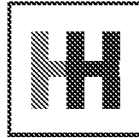
These invert levels have been designed as you have said within this comment. While we have not specified top of crate levels, it is clearly demonstrated how the inlet connection will be constructed by the cellular soakaway detail shown on drawing 108.5009.551.E.

4. The overall drainage layout does not show permeable paving, this must be shown.

Permeable paving is shown on the drawing 108.5009.501-506.

5. Finish and formation levels of permeable paving must be detailed.

The full details of the permeable paving are shown within drawing 751. Drawings 501-506 have been updated to show the construction of the permeable paving within the key. Please also refer to drawing 705 and 706 for full details on the external finishes. Drawings 704 and 703 have now been provided which detail formation levels.



HAMPSHIRE
HOMES GROUP

6. Construction detail of soakaways has not labelled the surround material to the soakaways. Please label material and depth.

Drawing 551 updated to show surround material for soakaways.

7. Capping layer below permeable paving must have no fines.

The capping layer below permeable paving is proposed to consist of crushed stones of sizes 10-63mm.

8. Construction detail drawings of vortex filters must be provided.

Vortex filter construction detail added to drawing 551

9. Incoming invert levels for soakaways for plots 3 and 4 are inconsistent between drawing 501 and 504. Invert levels on 504 are below 1 in 10 year plus 40% cc water levels.

10. Incoming invert levels for soakaway for plots 16 and 17 are inconsistent between drawing 501 and 505. 505 invert levels are above the top of crate level.

11. Incoming invert levels for soakaway for plots 21-23 is inconsistent between drawing 501 and 506. 506 invert levels are above the top of crate level.

12. Incoming invert levels for soakaway for plots 24 and 25 is inconsistent between drawing 501 and 504.

(9-12) The invert levels of the catchpits upstream of the infiltration crates have been amended to ensure that they fall at no steeper than 1:30 into the crates.

13. Half drain time for soakaway for plots 35-39 is unacceptably long.

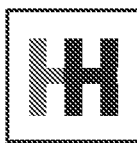
The crate size has been increased by 0.5m in length to achieve an acceptable half drain time.

14. Wavin guidance for crates is a minimum cover depth of 0.5m. Please provide evidence from wavin that they agree that 0.3m depth is acceptable. This depth of crate is likely to be prone to accidental damage.

We have amended the proposals so that all crates in landscaped area have a minimum cover depth of 0.5m

15. There is still conflict between planting plans and drainage layouts, i.e. trees over/ very close to infiltration crates.

The landscape proposals have been updated to ensure that the root spread of fully grown trees are a suitable distance away from infiltration crates. Please note that the proposed trees are unlikely to grow beyond 600mm in diameter at 1500mm above the ground; in accordance with BS5937:2021- *Trees in Relation to Design, Development and Construction showing recommended minimum distances to below ground services, Table A.1*, the minimum distance



HAMPSHIRE
HOMES GROUP

between young trees of stem dia. 300mm to 600mm and services of depth <1m is 1.5m. There are no proposed trees within 1.5m of the proposed drainage system.

16. Please re-consult Portsmouth Water regarding condition 10 now that proposals have crates as low as 2.57m depth.

We have contacted Portsmouth Water, and they have confirmed that they have no objections to the proposals, see attached email

If you could please review the information provided and let me know whether you have any queries or require anything further would be much appreciated.

Kind Regards,

Grace Palmer

Technical Manager
Hampshire Homes Group



HAMPSHIRE
HOMES GROUP