

Consultee Comments for Planning Application 27000/005

Application Summary

Application Number: 27000/005

Address: Land to the rear and including Fair Winds, 61 Lymington Bottom Road, Medstead, Alton, GU34 5EP

Proposal: 53 dwellings with vehicular access from Lymington Bottom Road, and the provision of public open space, landscaping and other associated works, following the demolition of 61 Lymington Bottom Road.

Case Officer: Samantha Owen

Consultee Details

Name: Mr Roger Burton

Address: East Hants District Council, Petersfield GU32 4EX

Email: Not Available

On Behalf Of: Roger Burton - Drainage

Comments

The site is in flood zone 1 (low risk of flooding).

The proposals will result in increased run-off which must be attenuated on site and not increase flood risk elsewhere. The drainage systems, including parking and access areas must be designed to cater for the 1:100 year + 45% climate change event. The applicant has submitted a FRA dated March 2024, which confirms that the site is suitable for infiltration to ground and the design will cater for the 1:100 year + 45% climate change, plus 10% for urban creep.

Foul drainage will discharge via gravity to the existing public foul sewers and Thames Water have confirmed no capacity issues.

No objections in principle subject to satisfactory drainage systems for both foul and surface water. These can be covered by Conditions DR02 and DR04 to include detailed drainage layout plans, drainage construction details, run-off calculations for the peak event, all supported by site percolation tests to BRE 365.