



23 February 2026

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FAO Caroline Jezeph

Ref: 25104

Land at Witt Road, Winterslow, SP5 1PL Foul and Surface Water Drainage Proposals

Dear Sirs

Further to your instructions we have reviewed the LLFA comments of 16 January 2026 in relation to the outline application for development at the site:

- The demand to yield ratio from low rise low density residential roofs is too low for rainwater harvesting to deal with all surface water runoff. Rainwater butts are recommended. The surface water drainage proposed is by infiltration. The proposed form meets hierarchy requirements.
- The surface water pathway north to south along the western boundary of the site is retained. The infiltration strategy proposed mimics the existing site performance/character.
- The illustrative soakaway calculations are by definition illustrative until the application moves to a detailed application at the next stage. The calculations used BRE365 test results. We have involvement with other nearby geotechnical investigations and have confidence from these that high GWL would not be an issue for this site. These other investigations are commercially confidential at present but we expect to be able to disclose the information from these in due course but are unable to at present.
- The site is not in an EA groundwater flood risk warning/alert zone. The proposed infiltration discharge strategy mimics and maintains surface water drainage characteristics.
- The provision of infiltration discharge will maintain greenfield runoff rates from the developed site, which is presently greenfield.
- The illustrative soakaway calculations are by definition illustrative until the application moves to a detailed application at the next stage. At detailed application stage cross sections can be provided.
- The proposed infiltration discharge strategy mimics and maintains surface water drainage characteristics. There will inherently be no increase in flood risk elsewhere. The existing exceedance routing in east to west in the site and north to south along the western boundary. These routing directions are maintained by the proposed development.
- We reiterate what was previously stated *"Looking at the EA 0.1%AEP low surface water flood risk extents this appears to correlate to the 110.8m AOD contour on the site topographic survey. The proposed minimum FFL of 111.4m AOD would avoid the surface water flood risk."*
- Residential roofs are drives have a low water pollution index. The soakaways to drain the roof areas would have catch pits upstream of the soakaways which would give the appropriate level of water

quality treatment. The permeable pavement will provide the appropriate level of water quality treatment for the driveways. This is an outline application and the details of this can be secured through an appropriately worded planning condition for submission at detailed application stage.

- The adjacent site has already secured s106 agreement for the connection to the public sewer at an agreed maximum pump rate. The addition of the proposed dwellings on this site to that connection would still fall within the agreed pump rate so there will be no increase in maximum rate of discharge for which the receiving sewer is already competent. The sewer undertaker cannot refuse the connection of the proposed site under s106 and the connection is already competent. A formal application will follow grant of planning permission.
- The respective proposed infiltration SUDS will be maintained by the two property owners. The foul drains will be maintained by the two property owners. The two owners will also have a contractual contribution to the maintenance of the wastewater package pump station and conveyance to the boundary of the public highway. The drainage infrastructure proposed is of well understood common types. Finite details of the maintenance arrangements can be secured through an appropriately worded planning condition for submission at detailed application stage.
- Access to the site is not predicted to flood.

It appears to us that the LLFA have not fully read our statement of 1 December 2025 and put it in the context of an outline application so have simply cut and paste, scatter gun approach, a standard list of everything required by the end of detailed planning application stage.

Yours Sincerely,

Aqua Callidus Consulting Ltd

Andy Traves