

From: Tom Quigg
Date: 31/07/2026 07:31 (GMT+00:00)
To: "scrap.man.rob"
Subject: Land at Lopcombe Corner - Conditions 10 and 16

Hi Rob,

Please forward this email and the attached drainage information to the Local Planning Authority in support of the discharge of Conditions 10 and 16.

The drainage strategy has been updated using the latest infiltration testing and responds directly to the drainage authority's consultation comments. For clarity, rainwater harvesting may be retained for water reuse, however, it does not form part of the surface-water attenuation strategy and no allowance has been made for its storage capacity. All roof runoff, including any rainwater-harvesting overflow, will discharge to the proposed cellular soakaways.

Surface water will be managed entirely by infiltration. The 1,076m² of mobile-home roofs has been divided between four independent cellular soakaways, each designed for a 269m² catchment using the conservative infiltration rate. The remaining 1,430m² of paved area will comprise self-draining permeable paving with a minimum 350mm open-graded sub-base, designed using the worst-case rate recorded at SA101. The calculations demonstrate no flooding during the 1 in 100-year event including a 40% climate-change allowance.

Domestic foul water will be treated by a Kingspan Klargester BioAir 4 package treatment plant. The design flow is 1.80m³/day, below the General Binding Rules threshold of 2.0m³/day. Treated effluent will be pumped to a raised drainage mound comprising three 900mm-wide, 13.5m-long distribution trenches, providing 36.45m² of effective infiltration area over at least 700mm of suitable washed filter sand. The system will be installed and maintained in accordance with the manufacturer's requirements, BS EN 12566-3, BS 6297 and the General Binding Rules.

The site levels fall away from Stockbridge Road, and the calculations demonstrate that runoff is retained within the permeable paving without flooding. A continuous raised hump will nevertheless be provided across the entrance as an additional barrier against exceptional exceedance flows reaching the highway. A channel drain is therefore not necessary.

The submitted package includes the drainage strategy drawing, hydraulic calculations, infiltration information, treatment-plant details and maintenance. The site owner/operator will remain responsible for the drainage systems throughout the lifetime of the development.

Please ask the Council to confirm that the submitted details are sufficient to discharge Conditions 10 and 16.

Kind regards,

Tom

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