

**Subject:** RE: Downend Road Portchester, your reference: PRE/2021/DER  
**Date:** Tuesday, 27 July 2021 at 08:32:20 British Summer Time  
**From:** Reghif, Sarah  
**To:** Lindsay Goodyear  
**Attachments:** image001.png, image002.png, image003.png, image004.png, image005.png, image006.png, image007.png, image008.png, image009.jpg, image010.jpg, image011.jpg, image012.jpg

Hi Lindsay

I'm happy with the changes from my perspective and yes, with these conditions and the information that Rob had sent to me post determination, I'm happy that my objection (as Lead Local Flood Authority) can be removed.

Regards  
Sarah

**Sarah Reghif**  
**Flood and Water Management**  
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Hampshire County Council's response to the Covid-19 is available here  
(<https://www.hants.gov.uk/socialcareandhealth/coronavirus>).

In line with Government advice to reduce non-essential travel and work from home where possible, Flood and Water Management officers are now working remotely. Whilst we will endeavour to conduct our services in a timely manner and to meet statutory timescales where we can, there may be some impact to the services we deliver.

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**From:** Lindsay Goodyear <lindsay.goodyear@torltd.co.uk>  
**Sent:** 26 July 2021 11:52  
**To:** Reghif, Sarah <sarah.reghif@hants.gov.uk>  
**Subject:** Downend Road Portchester, your reference: PRE/2021/DER

Hi Sarah

The planning case officer has made a minor change to the new condition and asked us to include a reason for it, which are shown on in the attached word document.

Rob has also suggested the deletion of point (i) as it repeats information that will be provided under the new condition 17.

Please could you let me know if your happy with the attached amended conditions?

I understand from Rob that the information provided to you recently, but post determination, would be included with the condition submission, could you confirm that is your understanding?

If that's that case I just need to provide the Inspector with the updated conditions and this email correspondence to confirm that the attached conditions remove the reason for refusal.

Many thanks,

Lindsay

Lindsay Goodyear MRTPI  
Associate Director

Office 020 3664 6755  
Mobile 07974372157



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**From:** Sarah Reghif <[sarah.reghif@hants.gov.uk](mailto:sarah.reghif@hants.gov.uk)>  
**Date:** Wednesday, 21 July 2021 at 09:49  
**To:** Lindsay Goodyear <[lindsay.goodyear@torltd.co.uk](mailto:lindsay.goodyear@torltd.co.uk)>  
**Subject:** RE: Downend Road Portchester, your reference: PRE/2021/DER

Hi Lindsay  
Yes I'm happy with this

Regards  
Sarah

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**From:** Lindsay Goodyear <[lindsay.goodyear@torltd.co.uk](mailto:lindsay.goodyear@torltd.co.uk)>  
**Sent:** 21 July 2021 09:47  
**To:** Reghif, Sarah <[sarah.reghif@hants.gov.uk](mailto:sarah.reghif@hants.gov.uk)>  
**Subject:** Re: Downend Road Portchester, your reference: PRE/2021/DER

Thank you Sarah.

On review, I have added text as the plan is to phase the development, so I have included reference to the phasing plan to be agreed in the new proposed condition. I have highlighted the addition below.

Could you let me know if that is acceptable?

#### New Condition 17

Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings **in a Development Parcel, identified in the Development Parcel Plan approved pursuant to Condition3 above.** The submitted details shall include;

- a. Maintenance regimes of entire surface water drainage system including individual SuDS features, including
- b. A plan illustrating the organisation responsible for each element, evidence that those responsible/ adopting bodies are in discussion with the developer and
- c. Evidence of measures taken to protect and ensure continued operation of drainage features during construction;
- d. *An assessment of local geology to determine risks to saturating the railway cutting face located to the south of the site, the likely change of rate of water infiltration into the cutting and the adequacy of the current track to accommodate any additional infiltration;*

Lindsay Goodyear MRTPI  
Associate Director

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**From:** Sarah Reghif <[sarah.reghif@hants.gov.uk](mailto:sarah.reghif@hants.gov.uk)>  
**Date:** Tuesday, 20 July 2021 at 08:19  
**To:** Lindsay Goodyear <[lindsay.goodyear@torltd.co.uk](mailto:lindsay.goodyear@torltd.co.uk)>  
**Subject:** RE: Downend Road Portchester, your reference: PRE/2021/DER

Yes that is correct – with those conditions we would not object to the outline application

Regards  
Sarah

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**From:** Lindsay Goodyear <[lindsay.goodyear@torltd.co.uk](mailto:lindsay.goodyear@torltd.co.uk)>  
**Sent:** 20 July 2021 08:18  
**To:** Reghif, Sarah <[sarah.reghif@hants.gov.uk](mailto:sarah.reghif@hants.gov.uk)>  
**Subject:** Re: Downend Road Portchester, your reference: PRE/2021/DER

Dear Sarah,

Thank you for responding and sorry to hear you have been unwell.

Could you confirm, that with those two conditions you would have no objection to the outline proposal

being granted planning permission? and would require no further information at this stage?

Kind regards,

Lindsay

Lindsay Goodyear MRTPI

Associate Director

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Mobile 07974372157



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**From:** Sarah Reghif <[sarah.reghif@hants.gov.uk](mailto:sarah.reghif@hants.gov.uk)>  
**Date:** Tuesday, 20 July 2021 at 08:10  
**To:** Lindsay Goodyear <[lindsay.goodyear@torltd.co.uk](mailto:lindsay.goodyear@torltd.co.uk)>  
**Cc:** Rob Wilson <[rob@paulbashamassociates.com](mailto:rob@paulbashamassociates.com)>  
**Subject:** RE: Downend Road Portchester, your reference: PRE/2021/DER

Dear Lindsay

Apologies for the delay but I've been off ill so just picking this up today. I tend to word conditions differently (although admittedly I'm not an expert). I've tweaked the wording to reflect the information we'd usually ask for although the content is largely the same.

I have extracted out the point regarding the geological assessment in relation to the railway. I think it would be worth putting this as a separate condition as it's a bit beyond what we would look at as LLFA and Network Rail would be needed to check the details (I think)

I hope this makes sense but I will be around until 9 this morning if you wanted to call back with any other queries.

Regards  
Sarah

1. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment and Drainage Strategy revD and Drainage Technical Note ref: 091.5013/DTN/1, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
  - a. A technical summary highlighting any changes to the design from that within the Drainage Technical Note.

- b. Details of percolation and infiltration testing in compliance with BRE 365 and to a minimum of 1.0m above the highest groundwater level undertaken during the winter period.
  - c. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
  - d. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
  - e. Evidence that urban creep has been included within the calculations.
  - f. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
  - g. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
2. Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;
- a. Maintenance regimes of entire surface water drainage system including individual SuDS features, including
  - b. A plan illustrating the organisation responsible for each element, evidence that those responsible/ adopting bodies are in discussion with the developer and
  - c. Evidence of measures taken to protect and ensure continued operation of drainage features during construction;
- a. *An assessment of local geology to determine risks to saturating the railway cutting face located to the south of the site, the likely change of rate of water infiltration into the cutting and the adequacy of the current track to accommodate any additional infiltration;*

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**From:** Lindsay Goodyear <[lindsay.goodyear@torltd.co.uk](mailto:lindsay.goodyear@torltd.co.uk)>

**Sent:** 16 July 2021 19:16

**To:** Reghif, Sarah <[sarah.reghif@hants.gov.uk](mailto:sarah.reghif@hants.gov.uk)>

**Cc:** Rob Wilson <[rob@paulbashamassociates.com](mailto:rob@paulbashamassociates.com)>

**Subject:** FW: Downend Road Portchester, your reference: PRE/2021/DER

**Importance:** High

Dear Sarah,

Further to your letter dated 8 June 2021, sent to Rob Wilson.

I do not know if you are aware, but the proposed development was refused by Fareham Borough Council and we have submitted an appeal against that decision.

Your letter of the 8 June references information being incorporated into the planning submission, for clarity I would be grateful if you could confirm if the following conditions would cover the information you would require?

Condition 5 – No development hereby permitted shall commence in any development parcel, as shown on the Development Parcel Plan approved pursuant to Condition 3 above, until a detailed surface water drainage strategy and means of disposal for that development parcel has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include the following:

- a. Details of percolation and infiltration testing in compliance with BRE 365 and to a minimum of 1.0m above the highest groundwater level undertaken during the winter period.
- b. The detailed design of Sustainable Drainage Systems (SuDS) to be used on the site in accordance with best practice and the CIRIA SuDS Manual (C753) as well as details on the delivery, maintenance and adoption of those SuDS features;
- c. An assessment of local geology to determine risks to saturating the railway cutting face located to the south of the site, the likely change of rate of water infiltration into the cutting and the adequacy of the current track to accommodate any additional infiltration;
- d. Identification of any proposed amendments to the principles detailed within the Flood Risk Assessment and Drainage Strategy rev D;
- e. A summary of surface run-off calculations for rate and volume for pre and post development;
- f. Evidence of sufficient attenuation on site for a 1 in 100 year plus climate change event;
- g. Evidence that Urban Creep has been considered in the application and that a 10% increase in impermeable area had been used in calculations to account for this;
- h. Information evidencing that the correct level of water treatment exists in the system in accordance with the CIRIA SuDS Manual C753
- i. Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element, evidence that those responsible/ adopting bodies are in discussion with the developer and evidence of measures taken to protect and ensure continued operation of drainage features during construction;

The development shall be carried out strictly in accordance with the approved strategy unless otherwise agreed in writing by the local planning authority.

Kind regards,

Lindsay

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