

Comments On Proposal	
We have reviewed ALP drainage statement A389-R023C-R7&R13 dated 06/08/2026, together with its appendices and have the following comments to make: The above report seeks discharge of the following conditions: Condition 30: SuDS details Condition 32: Points of connection Condition 33: Water quality treatment Condition 34: Exceedance flow routes The total site area is 8.5ha with a total proposed impermeable area of 5.54ha. R13 proposes 3.243ha of impermeable area while R7 proposes 0.628ha of impermeable area. This does not add up to the impermeable area mentioned above. We note that the 0.8ha has been accommodated in the SWDR drainage design for the SANG basin, which is to be constructed prior to Parcel R7 construction. Based on this condition 30 cannot be discharged until we have confirmation that the swale and basin have been constructed. It is also unclear from drainage strategy drawing RM-509 A dated June 2026 how the permeable paving areas connect to the network. The report mentions the use of rain gardens and tree pits in addition to swales and detention basin, but no rain gardens or tree pits have been indicated on the drainage strategy drawing.	Areas have been corrected. Total site area 7.84ha with total proposed impermeable area of 3.924ha. R13 Impermeable area = 3.273ha R7 Impermeable area = 0.651ha Text added to para 3.6.3 to state dwellings in R7 will not be occupied until SWDR swale and basin works are complete. Also refer to RM-501. Permeable paving areas would be connected into the private, on plot network prior to discharge to the adoptable drainage network. Indicative connections are now shown on RM-501 and 509. Rain garden connections were shown but were not specifically called out in the key. This has been added, along with coloured hatching of the rain gardens.

Parcel R7 connects directly into the swale to the north of the parcel while parcel R13 connects to the swale from the basin. On this basis condition 32 can be discharged. The development proposes lined permeable car parking areas, swales, tree pits and rain garden areas, for water treatment. Permeable paving areas and swales are indicated but tree pits and rain gardens have not been identified, thus condition 33 cannot be discharged. Causeway Flow calculations dated 06/08/2026 does not include the 15 minutes and 30minutes events and auditing the pfd file indicates flooding for these events which we believe can be catered for within the network, as represented by the exceedance route plan drawing 507 D dated July 2026. Based on this condition 34 can be discharged. Based on the above conditions 32 and 34 can be discharged but we require further information for the discharge of conditions 30 and 33.				Noted Rain gardens/tree pits are now called out in the key and hatched in green. Noted	
Conditions & Reasons (if required)					
Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.					
Date:	25/08/2026	Signed:	Boniface Ngu		