

13th February 2024

Winchester City Council,
PO Box 497,
City Offices,
Winchester
SO23 3DD



Dear Sirs,

GAGES CLOSE – REPLACEMENT DWELLING
Gages Close, Main Road, Itchen Abbas, Hants SO21 1AC
SDNP/21/02704/FUL

Section 96A Minor Non-Amendment

Further to the granting of planning permission SDNP/21/02704/FUL on 18th March 2021 and the subsequent discharge of Condition 13 on 30th November 2023 under application SDNP/22/04902/DCOND, please find enclosed a Section 96A Application to allow the following minor non-material amendment to the extant planning permission and as shown on submitted drawing GCL2304-CD41-A, Proposed Drainage Strategy.

Drainage Strategy:

The approved Foul and Surface Water Drainage Strategy drawing 0500-01 rev D shows the following:

- New soakaway positioned to the rear of the new property, but at the highest point of the rear of the site;
- Soakaway sized based on infiltration testing to clay soil layer only;
- Collection of rainwater from the majority of the roof diverted directly to the soakaway bypassing the rainwater harvesting tank to the rear of the property;
- Collection of rainwater from the driveway requiring oil interceptors etc.

The proposed revision shown on submitted drawing GCL2304-CD41-A shows the following amendment to the surface water strategy layout:

- New soakaway more sensibly located to a lower part of the rear of the site, minimising excavation;
- Rainwater from the whole of the roof now collected in the rainwater harvesting tank;
- Rainwater collection from the driveway omitted to allow the rainwater harvesting tank to be used for grey water recycling within the property;
- The driveway will be allowed to infiltrate naturally in to the subsoil using permeable finishes as the existing driveway does;
- New infiltration testing has been carried out in the location of the new soakaway down to the existing chalk layer (1.3m deep in this location) and those figures used by drainage expert's Wavin Technical Department to correctly size the soakaway. A copy of these calculations are included with the submission.

The above proposed change will have no visual impact on the replacement dwelling or landscaping.

