

Office - Giles Wheeler-Bennett

From: [REDACTED]
Sent: 11 May 2022 11:28
To: cfleming@winchester.gov.uk; Sdplanning@winchester.gov.uk
Cc: Michael Papps; [REDACTED] Janine Zdziebczok
Subject: SDNP/22/01850/DCOND - Hilltop Stables - site plan amendment & drainage report update
Attachments: 22021 L 11-05-2022.pdf

Dear Charlotte,

Following my last email, please see attached updated proposed drainage report for Hilltop.

Please do let us know if you have any questions.

Kind regards,



From: [REDACTED]
Sent: 09 May 2022 15:52
To: CFleming@winchester.gov.uk; Sdplanning@winchester.gov.uk
Cc: Michael Papps <mpapps@bcm.co.uk>; Janine Zdziebczok <JZdziebczok@bcm.co.uk>
Subject: SDNP/22/01850/DCOND - Hilltop Stables - site plan amendment

Dear Charlotte,

I hope you are well.

Please see attached revised plans where we have had to amend the position of the proposed building. There was some confusion originally so we have ensured the plan relates to the original application (SDNP/19/00744/FUL).

I have attached the following that are revised:

- 10113.001 Hard & soft landscape plan
- 10113.003 External lighting details plan

An updated drainage report will be sent to you shortly.

Please do let us know if you have any questions.

Kind regards,





11 May 2022

✉ 52 Common Lane
Titchfield, Hants,
PO14 4BU

BCM
The Old Dairy
Winchester Hill
Sutton Scotney
Hants
SO21 3NZ

☎ 07717 759149
🌐 www.aquacallidus.co.uk

FAO: Mike Papps

Ref: 22021

Hilltop Stables, Mayhill Lane, Swanmore, Hants GU35 9NS SDNP/19/00744/FUL Condition 6 Foul and Surface Water Drainage Proposals

Dear Sirs

Further to our letter of 7th April 2022 the proposed building position and parking area has been amended slightly

Amended calculations are attached for provision of 459m² of porous pavement/drainage blanket storage which will provide 48.3m³ of storage for the 1%AEP+40%CC+10%UC event against an assessed storage need of 48.2m³ for a 1 x 10⁻⁶ m/sec characteristic permeability.

Foul Water Drainage

The proposed dwelling drains to a BSEN12566-1 24,800 litre cess pool the position of which has been amended. The network alignment and minimum gradients are shown on drawing ACC22021-01. Unless noted otherwise this is to be 100mm DN. All ICs are located within soft private landscape areas or pedestrian paths, and generic preformed PPICs complying with Building Regulations would be suitable given the private status of the network. The construction and the drains and chambers shall be to Building Regulations standard specifications.

Surface Water Drainage

The surface water is to drain to a . 459m² of porous pavement/drainage blanket storage which will provide 48.3m³ of storage. It is proposed to also provide rainwater butts to the RWPs. The surface water apparatus is private and will need to be constructed to Building Regulations standards. The proposed surface water drainage is shown on drawing ACC22021-01A (attached).

Unless noted otherwise this is to be 100mm DN. All ICs are located within soft private landscape areas or pedestrian paths, and generic preformed PPICs complying with Building Regulations would be suitable given the private status of the network. The construction and the drains and chambers shall be to Building Regulations standard specifications

Runoff from residential roofs is a very low pollution risk and requires only basic screening for debris and sediment. Catch pits shall be installed prior to outfall to the drainage blanket and porous pavement. The porous pavement will inherently filter run off from the pavement

The maintenance schedule for surface water SUDS submitted 7/4/2022 remains current

Yours Sincerely,

Aqua Callidus Consulting Ltd

Andy Traves

Enc. ACC22021-01A updated Drainage Layout
Updated SW calculations



Rev.	Amendment	Date	Original Sheet Size A1 (841 x 594)	Project
			0 10 mm 50	Hilltop Stables Upper Swanmore
				Subject
			Aqua Callidus CONSTRUCTIVE	Drainage layout
			54 Common Lane Titchfield Hants RG14 4BU 07717 759149	Drawing No.
			Scale	Sheet No.
			Project No.	Revision
A	Site layout updated	11/05/2022	1:200	ACC-22021-01
			22021	na
				A

Project No.: 22021
Project Title: Hilltop Stables

Drainage blanket/CGA pavement or 2D planar infiltration (R156)

Site Location: Upper swanmore Catchment ID: gross
 $r = 0.36$ (range 0.12 to 0.45)
 Drained Area = 545 m² Infiltration Area = 459 m²
 Design storm 1 in = 100 year
 Runoff volume uplift = 40 % for climate change
 Urban Creep allowance = 10 % uplift to Drained Area

Site Considerations

Where determined, what is the depth to highest seasonal groundwater level (GWL) from surface 5.00 m
 Is the infiltration far enough from drainage mounds/fields or other soakaways etc to avoid impact? Yes
 What Source Protection Zone (SPZ) is the proposed soakaway located in? None
 What is known and proposed about potential contaminated ground on the site? EA/LPA accept infiltration

Technical Assessment

Consequence of failure = 1-No inconvenience
 Measured Soil Filtration Rate = 1.00E-06 m/s
 Design Soil Filtration Rate = 6.67E-07 m/s
 Storage media thickness = 0.300 m
 Effective net porosity = 35 %
 Depth of cover over media = 0.15 m

Storm Duration	5 min	10 min	15 min	30 min	1 hr	2 hr	4 hr	6 hr	10 hr	24 hr
(secs)	300	600	900	1800	3600	7200	14400	21600	36000	86400
$r=0.36$ Value Z1	0.36	0.51	0.62	0.79	1.00	1.22	1.48	1.67	1.90	2.42
Rainfall M5 (mm)	7.2	10.2	12.4	15.8	20.0	24.4	29.6	33.4	38.0	48.4
M100/M5 gf Value Z2	1.84	1.91	1.95	2.00	2.03	2.01	1.97	1.94	1.91	1.82
Rainfall M100 (mm)	13.3	19.5	24.2	31.5	40.6	49.1	58.4	64.9	72.4	88.2
with CC & UC uplift (mm)	19.9	29.3	36.2	47.3	60.9	73.7	87.6	97.3	108.6	132.3
RUNOFF (m ³)	10.85	15.95	19.75	25.79	33.19	40.14	47.75	53.05	59.21	72.12
Infiltr capacity (m ³)	0.09	0.18	0.28	0.55	1.10	2.20	4.41	6.61	11.02	26.44
INFILTRATED (m ³)	0.09	0.18	0.28	0.55	1.10	2.20	4.41	6.61	11.02	26.44
Req'd STORAGE (m ³)	10.75	15.77	19.47	25.24	32.09	37.94	43.34	46.44	48.19	45.68
	pass	pass	pass	pass	pass	pass	pass	pass	pass	pass

TOTAL STORAGE AVAILABLE 48.20 m³
 Time to drain full to half full = 21.9 hours

Overall Assessment

Media base elevation above seasonal high GWL 4.55 m meets GP3
 Will the soakaway drain from full to half full in 24 hours or less? Yes pass
 Does the soakaway provide sufficient storage? Yes pass

Office - Giles Wheeler-Bennett

From: CIL <CIL@southdowns.gov.uk>
Sent: 21 June 2022 10:15
To: [REDACTED]
Subject: SDNP/19/00744/FUL - CIL DEMAND NOTICE - Hilltop Stables, Mayhill Lane, Swanmore, Hampshire
Attachments: 000046774-Demand Notice CIL02096-LP10616.pdf

Dear Sir/Madam,

I am emailing regarding the development approved by planning application SDNP/19/00744/FUL for Proposed demolition of bungalow and attached stables and construction of a new single storey replacement dwelling with ancillary landscaping improvements. at Hilltop Stables, Mayhill Lane, Swanmore, Hampshire and the Community Infrastructure Levy (CIL).

The SDNPA has been notified that a CIL liable development has commenced. Please see the above Demand Notice detailing when your CIL payment is due and how to pay.

If you have any questions, please email CIL@southdowns.gov.uk

Kind Regards,

Nikki Allen
CIL Planning Officer
South Downs National Park Authority
Tel: 01730 814810

South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH

All data received and processed is solely for the purpose of carrying out our services (our public task). For further information about how your data is used please visit <https://www.southdowns.gov.uk/national-park-authority/transparency/privacy-statement-2/>

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HELP US TO #RENATURE

SOUTH DOWNS

NATIONAL PARK

██████████
Mayhill Cottage
Mayhill Lane
Swanmore
Hampshire
SO32 2QW

Planning Ref: SDNP/19/00744/FUL
CIL Ref: 00002096
Officer: Nikki Allen
Tel No.: 01730 814810

21 June 2022

Your Payment Ref: CIL02096-LP10616
Liability Notice Ref: LN00001894 (dated 13 June 2022)

Dear Sir/Madam,

DEMAND NOTICE
Regulation 69, CIL Regulations 2010 (as amended)

For other recipients, see end of notice

1. **Date issued:** 21 June 2022
2. **CIL collecting authority:** South Downs National Park Authority
3. **Name and address of recipient:**
██████████
Mayhill Cottage
Mayhill Lane
Swanmore
Hampshire
SO32 2QW
4. **Date of intended or deemed commencement of development:** 21 June 2022
5. **Details of chargeable development to which this demand notice relates:**
 - (a) **Planning Permission/Notice of Chargeable Development reference:** SDNP/19/00744/FUL
 - (b) **Site address(es):** Hilltop Stables, Mayhill Lane, Swanmore, Hampshire
Hilltop, Mayhill Lane, Droxford, Hampshire
 - (c) **Description of development:** Proposed demolition of bungalow and attached stables and construction of a new single storey replacement dwelling with ancillary landscaping improvements.

6. Reason for issuing demand notice: A valid commencement notice has been received
7. The outstanding amount of CIL payable, including surcharges, that this demand notice relates to: £20,634.15
8. The amount payable by the recipient** of this notice: £20,634.15

** The liable parties listed below are jointly and severally liable to pay this amount.

Breakdown of CIL Liability

The following breakdown of liabilities for the applicable charging authorities apply:

<u>Authority</u>	<u>Liable Amount</u>
South Downs National Park Authority	£20,634.15

These amounts are detailed in the latest liability notice (LN00001894) and include any reliefs granted, but exclude any surcharges or late payment interest that have been applied. If applicable, any surcharges and late payment interest will be detailed separately below.

When will this amount be due for payment?

The following payment policy applies:

<u>Payment Reference</u>	<u>Due Date</u>	<u>Amount</u>
CIL02096-LP10616	20 August 2022	£20,634.15

Consequences of non payment

If a payment is not paid by the due date, the SDNPA will withdraw any payment plan offered and the full payment will be required immediately.

Failure to pay any liabilities by the due date will result in late payment interest accruing at 2.5% above the Bank of England base rate. In addition, failing to pay after 30 days, will result in a late payment surcharge being applied at an amount of £200 or %5 of the unpaid amount, whichever is the greater amount. Subsequent surcharges will be applied at intervals of 6, and 12 months. For further information on this, please contact CIL@southdowns.gov.uk or refer to the [government guidance online](#).

Method and receipt of payment

Payment is accepted by BACS/Internet transfer to:

Account Name: South Downs National Park Authority
 Account Number: 11191960
 Sort Code: 30-80-12
 Payment reference: **CIL02096-LP10616**

You can also pay using the following link:

<https://www.civicaepay.co.uk/BHCCEstore/estore/default/Catalog/Index?catalogueItemReference=E0000907>

You must ensure the above payment reference is quoted on payment, as failure to do so will delay your payment being accounted for and late payment interest will be applied.

If you wish to send a remittance advice, or if you have a payment query, please email cil@southdowns.gov.uk. South Downs National Park Authority will issue a receipt for each payment received to the person making the payment. If you wish a copy of the receipt to be sent to another party, please let us know by emailing cil@southdowns.gov.uk.

If you have previously agreed with the South Downs National Park Authority to pay all or part of the CIL due through a transfer of land, the agreed value of the land will be deducted from the outstanding CIL liability on the date that the land is transferred. Please see the Government Guidance note on [Paying CIL in the Form of Land](#) for further information.

If you are not the applicant, works have not commenced on your land and you have not agreed for works to commence on your land, then please contact the CIL team on 01730 814810 or email CIL@southdowns.gov.uk to discuss this further.

Rights of appeal

Not applicable.

Recipients of this Demand Notice

Other recipients of this notice (where relevant) include those who have jointly assumed liability to pay CIL or, where no-one has assumed liability, those jointly liable to pay CIL (i.e. joint owners of the relevant land). Please note, the agent acting on behalf of the applicant may also receive a copy of the Demand Notice.

Name and address of all recipient(s) of this notice


Mayhill Cottage
Mayhill Lane
Swanmore
Hampshire
SO32 2QW

Where there is more than one liable party, a separate Demand Notice relating to this development will also be served on each person liable to pay an amount of CIL in respect of the chargeable development. This may include the following (where relevant):

- Where more than one party has assumed liability, each person liable to pay an amount of CIL in respect of the chargeable development.
- Where no-one has assumed liability to pay CIL and the CIL liability has been apportioned between the land owners of the relevant site, each land owner.

Next Steps

If there is a payment detailed above, please ensure you pay this liability in full by the due date.

If relief has been offered for a self-build new dwelling, or residential annex then we will require you to submit a copy of your Completion/Final Certificate as soon as practical after receiving it. This certificate is usually issued by

Building Control.

In addition, where relief has been offered for a self-build new dwelling, you will be required to submit Form 7: Self Build Exemption Claim Form Part 2 within six months of the date detailed on your Completion Certificate. Failure to submit this form along with the required evidence, will constitute a Disqualifying Event and result in the full amount of CIL becoming due in accordance with Regulation 54 (c) of the CIL Regulations.

Further Information

Further information on CIL can be found at <https://www.gov.uk/guidance/community-infrastructure-levy>.

If you have any questions regarding this Demand Notice please contact us at CIL@southdowns.gov.uk or on 01730 814810.

Yours faithfully,

Nikki Allen

Community Infrastructure Levy Team
South Downs National Park Authority



Spire Building Control Services Ltd
Suite 5
Technology House
Unit 10 High Post Business Park
Salisbury
Wiltshire
SP4 6AT

[REDACTED]
Hilltop Stables
Mayhill Lane
Droxford
Swanmore
SO32 3AH

c.c. BCM

Spire Ref: 10222/2022

17/11/2022

Dear [REDACTED]

Re: Part foundations for proposed new dwelling

Location: Hilltop Stables, Mayhill Lane, Droxford, Swanmore, SO32 3AH

Further to our completion inspection at your property, please find attached a copy of the **Final Certificate** which has been sent to the Local Authority relating to the works undertaken at the above property.

You are advised to keep the document in a safe place. It will be required for any future conveyancing of the property and may be required for mortgage or home insurance purposes.

Thank you very much for using our services. A customer feedback form can be found on our website www.spirebcs.co.uk should you wish to provide us with any feedback.

Yours sincerely,
Christa Weisskopf
Office: 01722 349500 Option 1
Email: christa@spirebcs.co.uk

Enc



Spire Building Control Services Ltd
Registered office: St. Mary's House, Netherhampton, Salisbury,
Wiltshire, SP2 8PU
Registered in England and Wales number:7488798
VAT Registration number:117727312



Approved Inspector
Registration No 155



Spire Building Control Services Ltd Approved Inspectors

Section 51 of the Building Act 1984 ("the Act")
The Building (Approved Inspectors etc.) Regulations 2010 ("the 2010 Regulations")

FINAL CERTIFICATE

To: **Winchester City Council**

Local
Authority
Reference:
22/03560

Approved Inspector
Reference:
10222/2022

Date:
17/11/2022

1. This certificate relates to the following work:

Part foundations for proposed new dwelling at:

**Hilltop Stables
Mayhill Lane
Droxford
Swanmore
SO32 3AH**

2. The Approved Inspector in relation to the work is:

Spire Building Control Services Ltd
Suite 5, Technology House, Unit 10 High Post Business Park, Salisbury, Wiltshire, SP4 6AT
Telephone No. 01722 349500.

3. Subject to what is said in paragraph 4 below, the work described above has been completed and I have performed the functions assigned to me by regulation 8 of the 2010 Regulations.

4. Final certificates have now been issued in respect of all / ~~part~~ of the work described in the Initial Notice referred to in paragraph 1 above issued on **11/05/2022**.

5. A copy of the notice of approval as an approved inspector under regulation 5 of the Regulations in relation to the work described in this Final Certificate is on the register kept by the body designated under regulation 3 of the Regulations.

6. The work is **minor work**. 'Minor Work' has the meaning given in regulation 9(5) of the 2010 Regulations.

7. We, Spire Building Control Services Ltd Approved Inspectors, declare that we have not had any financial or professional interest in the work described. Financial or professional interest has the meaning given in regulation 9 of the 2010 Regulations.

8. This certificate is evidence (but not conclusive evidence) that the requirements specified in the certificate have been complied with.

Vaughn M Riddick MRICS C.Build E FCABE
Director

Spire Building Control Services Ltd
Approved Inspectors



Spire Building Control Services Ltd
Registered office: St. Mary's House, Netherhampton, Salisbury,
Wiltshire, SP2 8PU
Registered in England and Wales number:7488798
VAT Registration number:117727312



Approved Inspector
Registration No 155



Drawing Notes:

1. Vegetation cleared at crossing point to provide better access to PROW and replacement of stile (within the applicants land ownership).
2. Existing stile in poor condition to be removed and replaced.
3. Proposed Waymaker to clearly define the route of the PROW.
4. Proposed hedge and tree planting to enhance setting, provide separation between the house and public right of way and to filter views of windows.
5. Shrub planting to enhance frontage and tie in with proposed hedge.
6. Driveway surface upgraded with resin bonded gravel.
7. Timber gate to provide private access and to stile proposed hedge into existing post and rail fence.
8. Existing post and rail fence and stile to be removed.
9. Existing storage building to remain in the same location. Access path to barn to be surfaced.
10. Existing right of way to be retained through the site.
11. Refuse and recyclables enclosed storage.
12. Existing gate retained.

L3



3RD FLOOR
THE BREW HOUSE
JACOB STREET
BRISTOL, BS2 0EQ
T: 01179 064280
www.slrconsulting.com

HILLTOP STABLES, UPPER SWANMORE

Drawing Title
LANDSCAPE SKETCH PROPOSAL

Scale 1:200@A3	Date SEPTEMBER 2017
Drawing Number 416.03904.00009.29.002.114	Revision 3

Title Bar.dwg

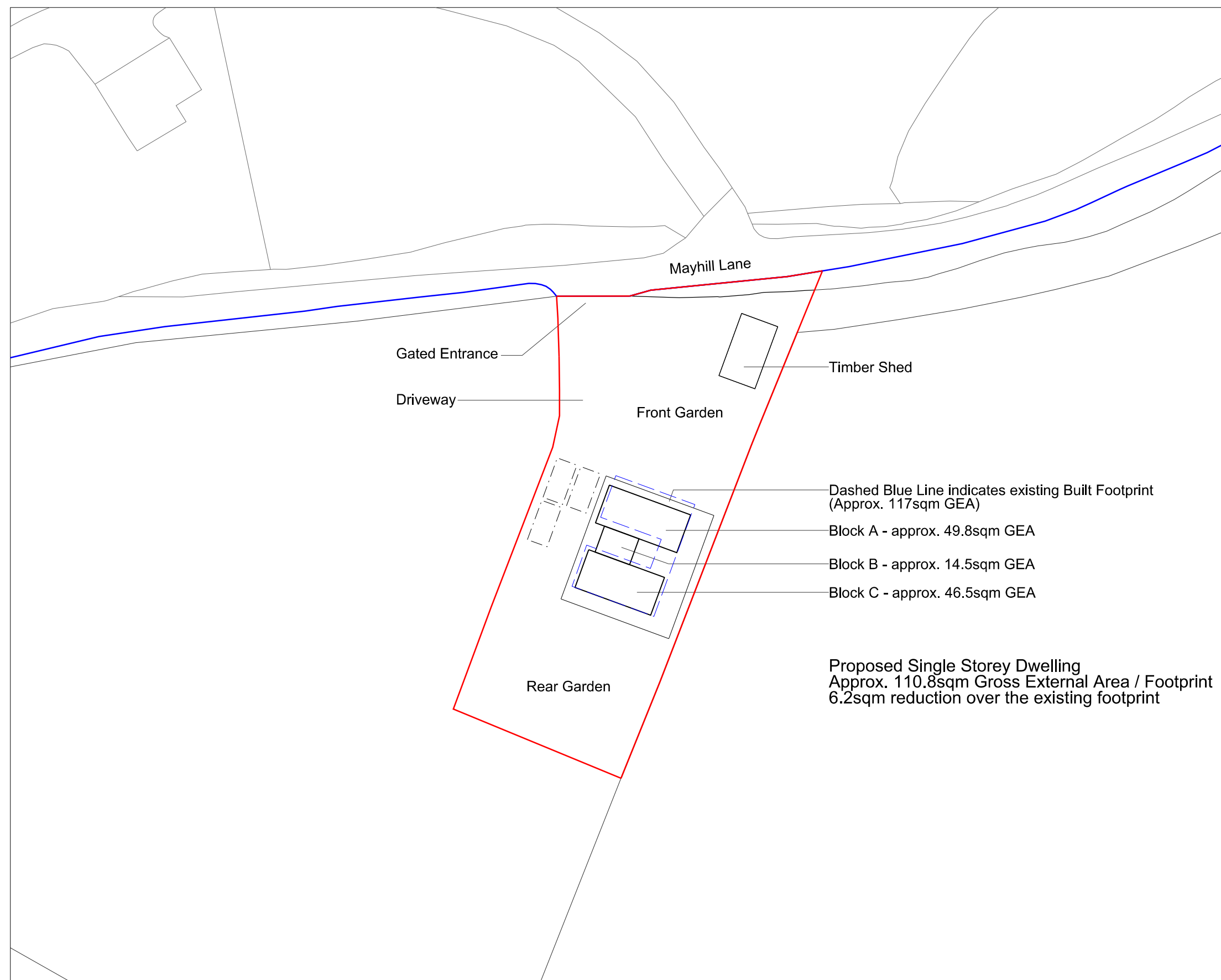


0 15m
1:500 @ A3

Legends

- Site Location
Area: 1353 sq.m
- Land Ownership

Please refer to the SLR Landscape Plan for further site information



P1 Rev	Pre App Enquiry Description	Date
		14.12.18

Partner	Drawn	Date
TM	BB	11/12/18

Project
**Hilltop Stables,
Mayhill Lane**

Title
Proposed Site Block Plan

Drawing Reference
17011

Drawing No	Revision	Status
110	P1	S0

Scale
1:500 @ A3

Proposed Site Block Plan

Address: Hilltop Stables, Mayhill Lane, Swanmore, Hampshire, SO32 2QW

OXFORDARCHITECTS
 Bagley Croft, Hinksey Hill, Oxford, OX1 5BS
 T. 01865 329100 F. 01865 326822 oxford-architects.com
 The Workshop, 254 Southmead Road, Bristol, BS10 5EN
 T. 0117 9581500 F. 0117 9581501 oxford-architects.com