

[REDACTED]

From: [REDACTED]
Sent: 10 July 2024 08:04
To: [REDACTED]
Subject: FW: 11088 Knoll Hotel - surface water drainage - comments on ditch

Categories: Knoll House Hotel

From: Street, Mark [REDACTED]
Sent: 10 January 2024 09:44
To: Ben Read [REDACTED]
Cc: Funnell, [REDACTED]; Churcher, Tracey [REDACTED]
Subject: RE: 11088 Knoll Hotel - surface water drainage - comments on ditch

Dear Ben,

Thank you for your email with attached drawing showing the new Drainage Strategy.

I can confirm that the amended proposals do satisfy our request to redirect surface water from discharging to the north of the application site into the Piplely Swamp.

When available we would need to see the complete updated Drainage Strategy which would presume to include volume flows and impact assessment on the Studland and Godlingston Heath SSSI through which the discharge would flow nearer the final discharge into the sea.

Regards

Mark

Mark Street
Senior Estate Manager Wiltshire and Dorset
National Trust
Tisbury Hub
Place Farm Courtyard
Tisbury
Wilts
SP3 6LW

[REDACTED]



Sensitivity: General

From: Ben Read [REDACTED]
Sent: Tuesday, January 9, 2024 2:27 PM
To: Street, Mark [REDACTED]
Cc: Funnell, Mark [REDACTED]
Subject: FW: 11088 Knoll Hotel - surface water drainage - comments on ditch

Caution, this email originates outside of National Trust.

Hi Mark,

Good to talk just now.

Please see, below, a copy of the email sent by Kingfisher's Drainage Consultant to the LLFA. I also attach a drainage strategy with further details on the route and form of the outfall, which is now proposed beyond the NT freehold ownership, into a highways ditch running south and then a watercourse beneath Ferry Road, running east.

I hope this is in line with what the Trust was expecting. If it is, a brief comment would be very helpful. I understand that the LLFA are agreeable to it, in principle (albeit have not provided a written response). The planning officer has indicated to me that she is unwilling to update members at committee tomorrow, because the Trust have an outstanding representation requesting the ability to comment.

As an aside, the annotation on the plan relating to the assumed route of existing surface water sewer is not associated with the drainage strategy and is not a public surface water sewer. It is the pipe used to irrigate the golf course, from the pump station at the hotel.

Please let me know if you have any queries.

Kind regards
Ben

From: Robert Masson [REDACTED]
Sent: 08 January 2024 17:38
To: [REDACTED]
Cc: Anthony Dinsdale [REDACTED]; Ben Read [REDACTED]
Subject: 11088 Knoll Hotel - surface water drainage - comments on ditch

Good afternoon Alister,

Thank you for taking my call just now, I appreciate your time late on a Monday to discuss the Knoll Hotel development site in Studland/Swanage.

To summarise our current proposals we are looking to discharge surface water from the hotel site to an adjacent ditch at the site entrance via a new headwall to be constructed into the ditches bank at a suitable level. We have the depth of cover to achieve this with a 225mm dia surface water pipe. This would be a restricted rate discharge with control provided through orifice plates in flow control chambers which will be sized with attenuated storage within the site so that the peak flow does not exceed the stated discharge rate up to and include the 1:100 year storm event range +CC.

Looking at the existing drainage it is our understanding that the current arrangements informally discharge surface water to the ground where a sizeable proportion will, as overland flow, find its way to this same ditch anyway. This has been estimated by reviewing the location of the existing rainwater pipes and highways and following the topography. Therefore, when considering the green roofs, use of (tanked) permeable paving and other features within the site there is expected to be a betterment for volume over existing flows as well as the reduction in discharge rate through the use of flow control and on-site storage.

Reviewing the ditch we have attached several photographs that have been provided to us by Donovan Van Staden of the Knoll Hotel following a walkover undertaken of the ditch. It has been reported to us that the ditch continues southwards alongside the highway until it reaches a pair of concrete & brick headwalls with pipe under Ferry Lane where it heads generally Eastwards to outfall into the sea. It is our understanding that some or all of this route is marked on LLFA mapping and all of it was visible via google earth which we reviewed together during our call. I appreciate you have not seen the course of the ditch for yourself, and you are of course invited to walkover the public parts of this ditch which we recommend. It has been reported to us and the evidence we have reviewed show that that the ditch already takes existing flows from the development and is in good condition along its length with no obstructions or collapse of base or sides.

We are also aware from Donovan that the hotel has been undertaking maintenance of this for a distance outside their demise ditch for some time to ensure it is working effectively.

I trust that you will be satisfied with the above, the attached and from our conversation that the ditch has capacity (it has been handling the existing flows of surface water from the hotel to date), it is accessible and is in acceptable condition. I hope that this is sufficient for you to report at the committee on Wednesday that the development has a suitable and viable means of discharging surface water from the development which will provide a betterment and which follows the SUDs hierarchy.

All the very best,
Robert

ROBERT MASSON

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