



Hampshire County Council

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<i>Date</i>	1 September 2022	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Discharge of conditions 7 (Levels & Retaining Walls), 8 (Access roads/lighting), 9 (Foul and Surface drainage) and 16 (Central garden spaces for Blocks B, C, D & E) of planning permission F/19/86233 for demolition of existing buildings and dwelling with the construction of a mixed use retail and residential development comprising an A1 retail convenience store and flexible retail floorspace (A1 and A2 Use Class), and 67 residential units (C3 Use Class) with associated access, parking, landscaping, drainage, and ancillary infrastructure including pedestrian and cycle links at Land to the North and East of Boorley Green, Winchester Road, Botley, SO32 2UA(Application No. DC/22/93211

Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application in our role as statutory consultee on surface water drainage for major developments.

This response does not reflect the position of Hampshire County Council as the Highway Authority. If there is a potential for the drainage features to be offered for adoption, this will need to be discussed separately with Highways development planning as they might not be considered acceptable by the Highway Authority.

In order to assist applicants in providing the correct information to their Local Planning Authority for planning permission, Hampshire County Council has set out the information it requires to provide a substantive response at <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

The County Council has reviewed the following documents relating to the above application:

*Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI*

- Engineering Layout Sheet 1 ref: 6663-MJA-SW-XX-DR-C-001 P5
- Engineering Layout Sheet 2 ref: 6663-MJA-SW-XX-DR-C-002 P6
- Discharge of Conditions Covering Letter dated 24/05/22
- Manhole Schedule ref: 6663-MJA-SW-XX-DR-C-020 P1
- Drainage Construction Details ref: 6663-MJA-SW-XX-DR-C-201 P1
- Attenuation and Control Details ref: 6663-MJA-SW-XX-DR-C-202 P1
- SuDS Management & Maintenance Plan ref: AMc/22/Suds Main/6663

The design appears to have changed from that agreed previously with the northern discharge rate increased from 5.6l/s to 8.6l/s. The southern discharge rate has been reduced from 5l/s to 2l/s. Although the overall discharge rate is comparable, it is essential that no additional flows are directed to new areas so this needs to be reviewed and amended. It is also noted that the northern catchment connects to the previous phases and it is not clear what capacity is available in that system.

Calculations are also required to demonstrate that the drainage still has the capacity needed.

There appears to be a watercourse on the southern edge of the site which goes beneath Block C and D. This was not referred to in the Flood Risk Assessment and should have been accommodated within the design. It appears to have been ignored and if this is to be removed, consent will be required prior to works commencing. Retrospective consent can not be provided. Given that overland flows will head towards the development, it is essential that a new ditch or other suitable provision is provided in its place.

A maintenance plan has been provided however this refers to potential adoption of the drainage by Thames Water or Oxfordshire County Council. Neither of these bodies operate in this area so this needs to be reviewed.

In addition, confirmation of maintenance responsibilities for the swales and ditch network surrounding the site need to be identified and these features highlighted on the plans.

As a statutory consultee, the County Council has a duty to respond to consultations within **21 days**. The 21 day period will not begin until we have received sufficient information to enable us to provide a meaningful response.

Please ensure all data is sent to us via the relevant Local Planning Authority.

This response has been provided using the best knowledge and information submitted by the applicant as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Yours faithfully,



Flood and Water Management Team
 Economy, Transport & Environment Department,
 Hampshire County Council, 1st Floor, Ell Court West,
 The Castle, Winchester, Hampshire SO23 8UD

Web:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding>

General guidance for the application

It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the Local Planning Authority and the applicant before planning permission is granted. This should involve discussions with those adopting and/or maintaining the proposed systems, which could include the Highway Authority, Planning Authority, Parish Councils, Water Companies and private management companies.

For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at:

<https://www.hants.gov.uk/transport/developers/constructionstandards> for guidance on which drainage features would be suitable for adoption.

Where the proposals are connecting to an existing drainage system it is likely that the authorities responsible for maintaining those systems will have their own design requirements. These requirements will need to be reviewed and agreed as part of any surface water drainage scheme.

Works in relation to ordinary watercourses

PLEASE NOTE: *If the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead Local Flood Authority is required. **This consent is required as a separate permission to planning.***

Information on ordinary watercourse consenting can be found at the following link

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/c/hangewatercourse>

It is strongly recommended that this information is reviewed before Land Drainage consent application is made.

*For guidance on providing the correct information, we recommend you use our **Ordinary Watercourse Consents Pre-application service** and help avoid delays occurring at the formal application stage. A Pre-application service for Ordinary Watercourse Consents is available, allowing consents to go through in a smoother, often more timely manner. For full information please visit:*

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/c/hangewatercourse>