



Hampshire County Council

*Economy, Transport and Environment Department
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Enquiries to	Sarah Reghif	My reference	SWM/2022/0506/
Direct Line	0370 779 7497	Your reference	F/22/93194
Date	3 October 2022	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Full planning application for the erection of 185 dwellings, a 71-bedroom care home (Use Class C2), a 142-bedroom hotel (Use Class C1), a well-being centre (Use Class E / F2), a new pavilion building and improvements to existing stadium, new vehicular access, car parking, pedestrian circulation and processional ramp, together with associated tree planting, landscaping, SuDS and biodiversity enhancements at THE AGEAS BOWL, MARSHALL DRIVE, WEST END, SOUTHAMPTON, SO30 3XH(Application No. F/22/93194

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:

- Flood Risk Assessment dated August 2022

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

The overall principles of the development appear to be appropriate with discharge proposed to the nearby watercourse, a variety of SuDS features and flows restricted to Qbar.

However, there are some areas where further clarification is needed to be able to provide the appropriate advice.

- Provide a simplistic catchment plan showing which areas currently drain to the various watercourses / ditches and the proposed connection points (including discharge rates) to allow the pre and post development proposals to be assessed. This should also show the current and proposed watercourse routing.
- It is difficult to see the current ditch location and extents. Can this be highlighted better on plans along with onward connectivity.
- The concept of de-culverting with 2 stage channel is supported but will require consent separately from the planning process. It is advised that a pre-app discussion is undertaken with the OWC team as this is fundamental to the planning proposals.
- There are concerns regarding small orifice sizes. Can these be changed to vortex systems to give larger aperture and lower maintenance burden. Diameters should be in excess of 50mm where possible to minimise blockage risk.
- The water quality assessment not quite right as the worst case indices should be used and the access roads don't seem to be taken into account. Given the presence of the ponds, this should address the majority of areas but more detail is needed on those elements going into the northern ditch which is not thought to connect to the ponds.
- Not all surface water passes through a permeable paving element so these would require an alternative treatment feature. It is not clear whether there are 3 naturalised treatment forms proposed which is required by Eastleigh Borough Councils Local Plan policy.
- Given the flooding downstream and the flow routes identified within the site, this needs to be marked onto the site layout to ensure no properties or critical access routes are within at risk areas.
- The source control calculations show one ½ drain time in excess of 1440mins at 1:100. This needs to be reviewed however if the 1:30 + climate change calculations are sufficient, this can be reviewed at a later date. The climate change values have changed recently and the calculations should be updated to take these into account.
- Please confirm which areas include urban creep allowances and what percentage has been used.

We require this further information before we can make a decision on whether to recommend to the Local Planning Authority that planning permission is granted.

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.

If you require additional guidance on providing the correct information, we recommend you use our **Surface Water Management Pre-application service** which will enable discussions with the reviewing engineer and scope out works that would address the points raised. For full details, please visit:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning> and click on [pre-application advice request form](#).

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>