



Hampshire County Council

Economy, Transport and Environment Department
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Enquiries to	Thomas Callaway	My reference	SWM/2022/0579/
Direct Line	03707 798982	Your reference	F/22/93970
Date	11 November 2022	Email	Swm.consultee@hants.gov.uk

Dear Sir/Madam,

Change of use of land for the siting of touring caravans, motorhomes and tents including a small amenity block and the terracing of the site to accommodate roads, parking and pitches (where appropriate) at THORNEYDOWN FARM, MOORHILL ROAD, WEST END, SOUTHAMPTON, SO30 3AY(Application No. F/22/93970

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 Report GWPR4714 V2.01 (Ground & Water, September 2022)
- Drainage Statement (Nola Design, 9/2/22)
- Micro Drainage Calculations (Nola Design, 9/8/22)
- Combined Drainage Layout 2001.0016 103 P1 (Nola Design, 9/9/22)

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

The site is wholly within Flood Zone 1 with surface water flow paths posing a medium to high risk in some parts along the southern edge of the site. The Drainage Statement contests the accuracy of the flood map for surface water. Development should only be proposed outside of the flow path as shown on the maps. Evidence would be required in the form of further bespoke modelling if this area is proposed to be developable. This is especially important considering the level changes off-site and the installation of a new culvert off-site. The LLFA has no information regarding this culvert.

Infiltration is unlikely to be viable at this location, therefore the applicant has proposed discharging surface water at a restricted rate of 3l/s to the watercourse. This greenfield runoff rate seems high for the developed area, so we require information on how this was calculated. Calculations have been provided for the 1 in 100 year storm event plus 40% climate change allowance. Peak rainfall allowances have recently been revised upwards and should be included in the calculations. Due to the drainage layout as proposed, network calculations would be required in addition to source control calculations.

No maintenance details have been provided for the surface water drainage system. No water quality information has been provided in accordance with the simple index approach. No exceedance flood flow routes have been shown on a plan.

For information, any works that affect an ordinary watercourse may require ordinary watercourse consent from the LLFA in addition to planning permission.

In order for us to provide a substantive response, the following information is required:

- Evidence that existing surface water flow paths will not be obstructed by the proposed development.
- Evidence that the proposed discharge rate is equivalent to the greenfield rate.
- Calculations to incorporate revised peak rainfall allowances for the 1 in 30 and 1 in 100 year storms.
- Network calculations for all storms in addition to the source control calculations.
- Exceedance flood flow routes on a plan.
- SuDS maintenance information.
- Water quality information in accordance with the simple index approach.

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,



Thomas Callaway
Senior FWM Project Officer

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>