



Hampshire
County Council

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Enquiries to	Thomas Callaway	My reference	SWM/2023/0003
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Date	18 January 2023	Email	Swm.consultee@hants.gov.uk

Dear Sir/Madam,

Construction of a two-storey building to accommodate the College's Art and Design school.

**at BARTON PEVERIL COLLEGE, CHESTNUT AVENUE, EASTLEIGH,
SO50 5ZA(Application No. F/22/94434)**

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:

- Drainage Statement (Scott White and Hookins, December 2022)
- Drainage Layout (Scott White and Hookins, December 2022)

Director of Universal Services
Patrick Blogg

The site is within Flood Zone 1 and is generally at very low risk of flooding from surface water.

The application relies on infiltration results from an adjacent series of soakaways, however the full report has not been included for review. This should be provided for this application, or a reference given so that it may be reviewed for this application.

The calculations for the soakaway as proposed appear to have been omitted from the Drainage Statement/appendices. These will need to be submitted for review. The drainage layout should include flood exceedance flow routes.

The assessment of water treatment refers to silt traps for treating roof runoff, however silt traps are generally not given mitigation indices and no manufacturer information has been provided to prove the effectiveness of the proposed silt traps against the relevant pollution hazard indices.

Maintenance information has been provided for the proposed surface water drainage system.

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

- Provision of the relevant infiltration testing/groundwater monitoring report which this application relies on
- Calculations for the proposed soakaway
- Flood exceedance flow routes on the layout
- Confirmation of the suitability of silt traps to mitigate against the pollution hazard indices for roof runoff.

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/changewatercourse>

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>