



Hampshire County Council

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Date	26 January 2023	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Discharge of conditions 4 (piling), 5 (road/footway construction), 10 (drainage plan), 15 (SuDS) and 16 (landscaping scheme) of planning permission X/22/93381 at Land between St Johns Road and Dodwell Lane, Southampton, SO31 1DH(Application No. DC/22/94428)

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 and condition 15:

- Proposed Levels & Drainage Sheet 1 of 4 FHL013-AAL-00-XX-DR-C-0500-P01 S4
- Proposed Levels & Drainage Sheet 2 of 4 FHL013-AAL-00-XX-DR-C-0501-P01 S4
- Proposed Levels & Drainage Sheet 3 of 4 FHL013-AAL-00-XX-DR-C-0502-P01 S4

Director of Universal Services
Patrick Blogg

- Proposed Levels & Drainage Sheet 4 of 4 FHL013-AAL-00-XX-DR-C-0503-P01 S4

The information provided in relation to surface water drainage consists of detailed drainage plans and construction details.

In order for us to properly review Condition 15, a technical note is required to address the points raised in the condition, summarise how the system connects to previous phases and also to demonstrate that the application is in accordance with previously submitted and agreed information. This should include allowable flow rates, calculations for the different return periods, water quality and maintenance information.

In addition, there are some specific points on the drawings that require clarification:

Sheet 2 of 4 shows the embankment adjacent to the road to be of a significant height from the base of the pond and there does not appear to be any delineation between road embankment and pond slopes or even what side slopes are being used which will be critical in terms of maintenance. While there are no issues with the pond from a hydraulic perspective, the safety implications both from highways and geotechnical perspectives should be reviewed.

Further detail is also requested in relation to the slope on the east edge as this appears to be raised above natural ground level and no details have been provided in terms of how this will be constructed, how the off slope will be formed, maintenance access or exceedance routes.

3 x 900mm dia pipes are proposed to allow the road to cross the existing ditch. Cover levels to the pipes are unclear but there appears to be minimal difference to allow the highway drainage pipe to cross the culverted watercourse. Additional detail should be provided together with consideration of a box culvert which should allow additional cover / separation between the pipes to be provided.

Sheet 3 of 4. An additional section of culverting of the existing watercourse is proposed however the pipe size would need to be confirmed through the ordinary watercourse consent process. At present insufficient information is provided to allow an assessment of capacity however it is considered that sufficient space is available for alterations if required through this process. However, further information should be provided to justify the change in level across this length as it is usually preferable to have a continuous fall rather than using a chamber to amend gradients at the mid point.

There are several elements within the application that will require Ordinary Watercourse Consent and please note that this is separate to the planning process. Further guidance on this process is provided below.

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/cangewatercourse>

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/cangewatercourse>