



# Hampshire County Council

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|--------------|-----------------|----------------|----------------------------------------------------------------------------|
| Enquiries to | Sarah Reghif    | My reference   | SWM/2022/0506                                                              |
| Direct Line  | 0370 779 7497   | Your reference | F/22/93194                                                                 |
| Date         | 30 January 2023 | Email          | <a href="mailto:SWM.consultee@hants.gov.uk">SWM.consultee@hants.gov.uk</a> |

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 and Drainage Addendum and appendices

Director of Universal Services  
**Patrick Blogg**

There are still outstanding queries / concerns in relation to the information provided.

We still have concerns with some of the orifice sizes. Where they are placed within or following permeable paving, smaller sizes can be accepted but those within the general pipe runs without pre-treatment should be changed to hydrobrakes. The ones of particular concern are within Character Area 5.

Additional calculations have been provided and these show the 1:30 ½ drain times to be within acceptable tolerances. Given that no flooding is expected at the 1:100 + climate change, this is acceptable.

Confirmation is required in relation to Character areas 2 and 3. These have been grouped together in the flood risk assessment with an overall storage requirement shown. However, these do not appear to be hydraulically connected on the drainage plans and no storage is shown for the pavilion. Evidence is needed to demonstrate that these proposals will not increase runoff at each individual location.

The water quality elements are not sufficient in a number of locations. While as LLFA we review against the simple index approach, we are aware that the local plan policy requires three naturalised treatment systems which are not evident.

With the simple index approach, this has not been met for the following areas:  
Character area 4 – namely the northern most pipe run of this section which appears to be completely untreated

Character area 5 – there appears to be long stretches which are untreated.

Character area 2 / 3 does not include any treatment for the pavilion however if this is purely roof drainage then we would accept silt treatment only.

No pre / post development exceedance flow plans have been provided. Some narrative is included within the reports but plans are essential to show how water will flow in and around the development to ensure water is not directed to new locations.

There are also concerns with the current drainage proposals within Character area 5.

Although requested previously, no exceedance flow plans have been provided and on plan D12 there is a low point identified with exceedance routing to be considered by others. This information will need to be provided to give sufficient certainty that minor level adjustment is achievable and to understand the potential impacts.

A new ditch is shown on sheet D11 adjacent to the new basins but more detail is required on the northern connectivity. Chamber S46 is directly adjacent but it is not clear where there is any connection or if the ditch just connects to the existing watercourse at the northern end.

The northern basin needs to be reviewed in terms of layout. The inlet and outlet are very close together and this is unlikely to be effective either

hydraulically or from a water quality perspective. Refer to the SuDS Manual for additional guidance on basin design.

We note that the modelling for the changes to the existing watercourse has been submitted to the Environment Agency for comment. Given that the development proposals restrict runoff to greenfield rates we have no specific comments however would highlight that the report states that bank raising of 0.3m plus freeboard may be required and no evidence has been provided on how this would be achievable within the current layout. As an ordinary watercourse, this will require submission for consent and it should be highlighted that hard engineered options for bank raising may not be permitted. It is recommended that approximate land use required for bank raising is indicated on the drawings at this stage.

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  
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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>*