



Hampshire County Council

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Enquiries to	Thomas Callaway	My reference	SWM/2023/0036
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Date	9 February 2023	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Proposed 70-bed care home (Use Class C2); associated access, parking, landscaping, sustainable drainage, electricity sub-station, other structures and works; following demolition and clearance of the existing site at MOORHILL, MOORHILL ROAD, WEST END, SOUTHAMPTON, SO30 3AY(Application No. F/22/94034

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 & Drainage Strategy Rev. 2 (Paul Basham Associates, 13/10/22)

The site is within Flood Zone 1 and is generally at very low risk of flooding from surface water, other than a small isolated area at high risk within the site.

Director of Universal Services
Patrick Blogg

Infiltration testing has been undertaken on site, showing that infiltration is possible for the surface water drainage strategy. All groundwater level information provided in the submission is from the summer during a drought year, therefore further groundwater monitoring is required in the winter period to confirm that one metre of unsaturated ground will be retained beneath the proposed infiltration features.

The surface water drainage strategy relies on permeable paving, crate soakaways and an infiltration basin. Calculations have been provided to show that flooding does not occur for the 1 in 30 and 1 in 100 year storm events plus allowances for climate change. 40% has been used for both storm events however 45% should be considered for the 1 in 100 year event or suitable reasoning should be provided for the choice of value. The infiltration rate used is slightly high compared with the lowest rate recorded in testing.

Consideration needs to be given to flood exceedance flow routes, runoff treatment through the proposed drainage system (simple index approach) and maintenance requirements for the proposed strategy.

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

- Winter groundwater levels,
- 45% climate change allowance for the 1 in 100 year storm calculations,
- The lowest recorded infiltration rate to be used in the calculations,
- Flood exceedance flow routes on a plan,
- An assessment of runoff treatment (simple index approach),
- SuDS maintenance information.

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/cangewatercourse>