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Date	17 February 2023	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Discharge of condition 12 (Surface Water Drainage) of planning permission F/19/86946 for creation of continuing care retirement community (C2) at Land at Park Farm/North Stoneham Park Stoneham Lane, Eastleigh, SO50 9HS(Application No. DC/23/94584)

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:

- 22133_JUB_XX_XX_DR_C_0501 - Proposed Drainage Layout Sheet 1
- 22133_JUB_XX_XX_DR_C_0502 - Proposed Drainage Layout Sheet 2
- 22133_JUB_XX_XX_DR_C_0502 - Proposed Drainage Layout Sheet 2
- 22133_JUB_XX_XX_DR_C_0504 - Proposed Drainage Layout Sheet 4
- 22133_JUB_XX_XX_DR_C_0520(T1) - Overland Flow Routes
- 22133_JUB_XX_XX_DR_C_0550 - Drainage Details Sheet 1

Director of Universal Services
Patrick Blogg

- 22133_JUB_XX_XX_DR_C_0550 - Drainage Details Sheet 2
- 22133_JUBB_XX_XX_DR_C_0500 (T1) - Proposed Drainage Overview
- 22133_JUBB_XX_XX_DR_C_0510 (T1) - Manhole Schedules
- 22133_SuDS Management & Maintenance_TN_v3

The management and maintenance plan is considered sufficient to address the condition however further information is required in relation to exceedance flow routes.

The original concern highlighted referred to the Environment Agency Surface Water Flood Map and the presence of an overland flow route within the site. Evidence is required to show how this flow route can flow through the site without adversely impacting on residential buildings. At present, the overland flow arrows point towards buildings so it does not appear that suitable consideration has been given to this point. There needs to be clarify on the site levels as it appears that the levels shown are just pre-development topographical information.

We would request that this information is provided prior to discharge of condition 12.

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
Economy, Transport & Environment Department,
Hampshire County Council, 1st Floor, EII 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/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>