



Hampshire County Council

Universal Services
The Castle
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Sarah Reghif	My reference	SWM/2023/0048
Direct Line	0370 779 7497	Your reference	DC/23/94483
Date	24 February 2023	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Discharge of condition application following permission O/15/75953 as amended by X/19/84943 for condition 11 (Sustainable Drainage Scheme) for Boorley Gardens Phases 3B & 3D only at Land North West of Winchester Road, Boorley Green, Hampshire, SO32 2BX(Application No. DC/23/94483

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:

- M380-FN23 Phase 3 Drainage Statement - Issue 2.pdf
- M380-124 Phase 3 Headwall Details.pdf
- M380-123 Phase 3 Drainage Details.pdf
- M380-122A Phase 3 Construction Details.pdf
- M380-121C Phase 3 Longitudinal Sections.pdf

Director of Universal Services
Patrick Blogg

- M380-120C Phase 3 Longitudinal Sections.pdf
- M380-119B Phase 3 Longitudinal Sections.pdf
- M380-115E Phase 3 Main Drainage.pdf
- M380-114E Phase 3 Main Drainage.pdf
- M380-113D Phase 3 Proposed Levels & Contours.pdf
- M380-112G Phase 3 Proposed Levels & Contours Low Res.pdf
- M380-111D Phase 3 General Arrangement.pdf
- M380-110E Phase 3 General Arrangement.pdf
- SUDS OPERATION AND MAINTENANCE REQUIREMENTS (PHASE 3B-3D).pdf
- P1388.PH.01G Phasing Plan

The general principles are considered acceptable however some additional information is requested in relation to the following points:

- Hydraulic calculations need to include the standard durations from 15min which have not currently been included
- It is noted that there is flooding identified at the 1:100 + climate change however this is permissible and narrative has been provided to demonstrate how this will be managed so no further information is required in relation to this.
- A SuDS maintenance document has been provided with additional information on maintenance within the drainage statement. However, these are contradictory with basins / swales being identified as being maintained by a sewerage company in one document and a maintenance company in the other. This needs to be reviewed and clarified.
- In addition, although the pipes and manholes are coloured on the drainage plan in appendix 1 of the drainage statement, clarity is required in relation to headwalls. Can a single plan be provided with colour coding to identify which features will be S104 and which will be maintained by a private maintenance company.

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/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>