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Enquiries to	Thomas Callaway	My reference	SWM/2023/0156
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Date	4 April 2023	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Construction of 4no. general industrial buildings (Use Class B2) containing 15 separate units, including landscaping, parking and associated works at Land east of Knowle Lane, Knowle Lane, Fair Oak, SO50 7DZ(Application No. F/23/94668)

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:

- Addendum Drainage Assessment Report (Cowan Consultancy, 15/3/23)
- Drainage GA Plan (Cowan Consultancy, March 2020)

The proposal is to amend the previously approved surface water drainage system due to a change in impermeable area at the site. Calculations have been provided for the proposed elements. It is not clear whether the climate

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change allowance has been applied to the rainfall intensity values. To assess the effects on the overall drainage system, we would require network calculations for the revised surface water drainage system, showing no flooding occurs for the 1 in 30 year storm event and that the 1 in 100 year storm event can be contained effectively across the site.

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

- Network calculations for the revised surface water drainage system showing that the additional elements do not cause flooding for the 1 in 30 year storm event and that the 1 in 100 year storm event can be contained effectively across the site. The calculations should include the wider site drainage network, and peak rainfall allowances should be applied to the rainfall intensity values.

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