



Hampshire County Council

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Enquiries to	Sarah Reghif	My reference	SWM/2023/0242
Direct Line	0370 779 7497	Your reference	DC/23/94852
Date	15 May 2023	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Discharge of Conditions 12 (secure cycle storage), 17 (foul sewerage), 34 (details of any plant/sound equipment) and 42 (surface water flood risk) for planning permission F/20/89500 for erection of 381no. residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure at Land west of Burnetts Lane, Eastleigh, SO30 2HH(Application No. DC/23/94852

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:

- 5015560 Infodrainage Calcs (Surface) dated 29/09/2022
- 5015560-RDG-XX-ST-DR-C-0500 T03 – Proposed Drainage Layout

Director of Universal Services
Patrick Blogg

- 5015560-RDG-XX-ST-DR-C-0525 T01 – Exceedance Flow Routes Sheet 1
- 5015560-RDG-XX-ST-DR-C-0526 T01 – Exceedance Flow Routes Sheet 2
- 5015560-RDG-XX-ST-DR-C-0527 T01 – Exceedance Flow Routes Sheet 3
- 5015560-RDG-XX-ST-DR-C-0530 T01 – Pond Sections Sheet 1
- 5015560-RDG-XX-ST-DR-C-0532 T01 – Pond Sections Sheet 3
- 5015560-RDG-XX-ST-DR-C-0533 T01 – Pond Sections Sheet 4
- 5015560-RDG-XX-ST-DR-C-0534 T01 – Pond Sections Sheet 5
- 5015560-RDG-XX-ST-DR-C-0550 – Proposed Drainage Details Sheet 1
- 5015560-RDG-XX-ST-DR-C-0551 T02 – Proposed Drainage Details Sheet 2
- 5015560-RDG-XX-ST-DR-C-0553 T01 – Proposed Drainage Details Sheet 3
- 5015560-RDG-XX-ST-DR-C-0554 – Proposed Drainage Details Sheet 3
- 5015560-RDG-XX-XX-DOC-C-9950 1.1 – Drainage Statement
- 5015560-RDG-XX-XX-DOC-C-9960 1.0 – Flood Risk Statement
- 5015560-TN-0010 P01 - Condition 16 Technical Note

It is understood that flow rates within the site have been amended however the flow controls in relation to the retention ponds and overall discharge rate are understood not to have changed. As such this is acceptable.

The previous drainage strategy had all drainage leading to the basins to the north of the site however now it appears that the southern part of the spine road leads to a separate basin to the west. Given the removal of these flows, please clarify the remaining area to be drained and whether flow rates are still appropriate.

Part of the development appears to be connected to the drainage intended for the southern access and it is not clear whether this system is capable of taking the additional flows. Please clarify.

The references used within the calculations need to be added to the drawing to allow the calculations to be properly reviewed. Information also needs to be provided to clarify the type and orifice size of each flow control feature.

The previously proposed rain gardens are not shown on the current plans and further details are required.

The pond sections show the base being a straight line. The previous proposals referred to forebays and change in levels for biodiversity and water quality. Please provide further details in relation to this. Also, Pond Sections Sheet 2 did not appear to be included on the planning portal.

The exceedance flow plans show a number of areas where natural exceedance flow routes would be directed towards properties. Please clarify how properties will be protected and flows managed to reduce the risk of flooding.

A plan should also be provided to highlight maintenance responsibilities for each drainage asset.

This information / clarification is required before we can recommend discharge of Condition 16.

It is noted that the Flood Map has been updated and there is no longer a surface water flow path through the site.

As such, we have no objection to the discharge of Condition 42

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, 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/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>