



Hampshire County Council

Universal Services
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Enquiries to	Susanna Hope	My reference	SWM/2023/0447
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Date	27 July 2023	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Variation of Conditions 1, 15, 16, 17, 18, 19, 21, 22, 28 and 29 of F/21/91183 for the Erection of a building for flexible industrial use (Use Classes B2 and B8) and erection of a building for builders' merchant and external storage, including storage, distribution and ancillary trade counter (Sui Generis Use) at LAMBERT BROTHERS HAULAGE LTD, WOODSIDE AVENUE, EASTLEIGH, SO50 4ZR(Application No. X/23/95488

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:

- **I&L Consulting/ Proposed Drainage Plan D01 Rev C8 30/03/23**
- **I&L Consulting/Drainage Detail D11 rev C1 17/06/22**

The variation of condition has arisen from the need to combine units 3 and 4 as a single unit. There appears to be some proposed changes to ground level on the site that has impacted cover levels and invert levels. However, from the

Director of Universal Services
Patrick Blogg

information submitted it is not possible to tell what the changes to the drainage system are.

Condition 16 (Drainage) states: 'Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.' We have received revised drawing but no technical summary highlighting changes or revised calculations (if the changes impact the previous calculations).

Without a technical summary we cannot confirm whether the proposed changes will impact the drainage strategy as approved. For example, will the proposals result in a change in impermeable area on site, change how the site drains, the volume of attenuation storage being provided, change the discharge rates or discharge point. Please provide a short statement clarifying these points.

We require this further information before we can make a decision on whether to recommend to the Local Planning Authority that the variation of condition 16 is granted.

Please note that condition 15 is an Environment Agency condition and they will need to respond to the changes.

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>