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Date	5 September 2023	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Use of agricultural land as Suitable Alternative Natural Greenspace (SANG) for recreational purposes, with associated access, car parking, paths, landscaping, infrastructure and other works at LAND AT STOKE PARK FARM, BISHOPSTOKE, EASTLEIGH, SO50 6DW(Application No. F/23/95844

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:

- **Clarkebond/ Flood Risk Assessment/ BO6275-CLK-XX-XX-RP-FH-1001 P3/ 27-07-2023**
- **Geo-Environmental Ground Investigation report
GE21681/GIR/JUL23 v 1.0/ 24-07-23**

Director of Universal Services
Patrick Blogg

This site is in Flood Zone 1 with a low risk of flooding from all sources. There are some small ordinary watercourses crossing parts of the site and at the north west boundary.

This is a SANG application on agricultural land, most of the works proposed include landscaping and environmental improvement works that will not affect the permeability of the area. To mitigate runoff from the car park it is proposed to provide a pond/ attenuation tank discharging into the nearby ditch at 2.0 l/s. While this is higher than the greenfield runoff rates, this is deemed an acceptable minimum to avoid blockages. A french drain is being provided up slope of the car park to collect overland flow and direct this into the watercourse.

Infiltration tests have been undertaken and found not to be viable due to the presence of London clay and shallow groundwater in parts of the site with Whitcliffe Sand formations.

The flood risk assessment refers to various works to watercourses. This includes an outfall headwall into the ditch from the car park drainage, the rebuilding of an existing culvert to provide a passing bay and river diversions for wetland improvements. Please note that all these works are subject to Ordinary Watercourse Consent from Hampshire County Council. We have a policy against culverting except for essential access, so where an increased culverting length is proposed we would strongly encourage other options to be considered first e.g. ditch diversion.

Further information is required in relation to the drainage strategy but this could be covered by a condition.

We are satisfied with the principles of the development and have no objection but recommend that the following conditions are applied to this application

1. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment ref: BO6275-CLK-XX-XX-RP-FH-1001 P3/ 27-07-2023, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
 - b. Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed.
 - c. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.

- d. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
- e. Evidence that urban creep has been included within the calculations.
- f. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- g. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

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,



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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>