



Hampshire County Council

Universal Services
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Enquiries to	Sarah Reghif	My reference	SWM/2023/0244
Direct Line	0370 779 7497	Your reference	DC/23/94559
Date	26 September 2023	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Discharge of conditions 6 (construction management plan), 7 (levels), 8 (foul drainage), 9 (SUDs drainage) and 15 (japanese knotweed) of outline planning permission O/16/78014 for residential development of up to 89no. dwellings with all matters reserved except for access.

**at Land on the North side of Grange Road, Netley Abbey,
Southampton(Application No. DC/23/94559**

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:

- Water Quality Management Manual rev O
- Engineering Details Drainage Layout ref: 502-02 L
- Engineering Details Pond Details ref: 506-01 D

Director of Universal Services
Patrick Blogg

- Engineering Details Attenuation Pond Sections ref: 506-02 D
- Engineering Details Sediment Pollution Control Details ref: 500-04 C
- Silt Wattle Information Sheet
- Long Term Soft Landscape Management Plan Extract for SuDS rev 2

In our previous response we requested a short note identifying what changes have been made from the outline application, updated calculations, confirmation of maintenance responsibilities and exceedance flow plans.

The above documents do not appear to have included this information and although maintenance information has been provided for the landscaping SuDS element, this does not cover all drainage features nor does it confirm responsibility.

We would also request further information on the site wattle that is proposed beyond the balancing pond. It is not clear whether this is intended to be a temporary or permanent feature. If it is temporary to provide silt management during the works then we would not require further information. If permanent, we will require further information in relation to its impact on the outfall and overland flows.

I would note that there is an error in the water quality management manual. The simple index table currently adds the indices from each SuDS feature whereas only 50% of subsequent features should be allowed for. That said, the indices are sufficient for the land use classes so we would not require this to be amended.

We require this further information before we can make a decision on whether to recommend to the Local Planning Authority that Condition 9 is discharged

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,

A handwritten signature in black ink, appearing to be 'PP' followed by a stylized name.

Flood and Water Management Team
Hampshire County Council,

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>