



Hampshire County Council

Universal Services
The Castle
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Sarah Reghif	My reference	SWM/2023/0369
Direct Line	0370 779 7497	Your reference	DC/23/95274
Date	2 October 2023	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Discharge of Conditions 16- final surface water drainage details and 44-condition of existing watercourses of permission F/20/89500 for 381 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/23/95274

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:

- Technical Note: Outstanding Conditions – 16 and 44 ref: 5015560-TN-0003

Director of Universal Services
Patrick Blogg

- Section 104 Proposed Drainage Layout ref: 5015560-RDG-ST-DR-C-05000
- Proposed Drainage Layout Sheet 1 ref: 5015560-RDG-XX-ST-DR-C-05001
- Proposed Drainage Layout Sheet 2 ref: 5015560-RDG-XX-ST-DR-C-05002
- Proposed Drainage Layout Sheet 3 ref: 5015560-RDG-XX-ST-DR-C-05003
- Proposed Drainage Layout Sheet 4 ref: 5015560-RDG-XX-ST-DR-C-05004
- Proposed Drainage Layout Sheet 5 ref: 5015560-RDG-XX-ST-DR-C-05005
- Proposed Drainage Layout Sheet 6 ref: 5015560-RDG-XX-ST-DR-C-05006
- Proposed Drainage Layout Sheet 7 ref: 5015560-RDG-XX-ST-DR-C-05007
- Proposed Drainage Layout Sheet 8 ref: 5015560-RDG-XX-ST-DR-C-05008
- Proposed Drainage Layout Sheet 9 ref: 5015560-RDG-XX-ST-DR-C-05009
- Proposed Drainage Layout Sheet 10 ref: 5015560-RDG-XX-ST-DR-C-05010
- Proposed Drainage Layout Sheet 11 ref: 5015560-RDG-XX-ST-DR-C-05011
- Proposed Drainage Layout Sheet 12 ref: 5015560-RDG-XX-ST-DR-C-05012
- Surface Water Flow Control Schedule ref: 5015560-RDG-XX-ST-SR-C-0564 T01

Having reviewed the drawings again, it appears that the main north / south road drainage is now included on the drawings which weren't shown on the full application and have been causing confusion.

However, this drainage was designed for the road and there now appears to be elements of the property drainage which is linked to this rather than the previously agreed drainage connecting to the basins to the north of the site. This needs to be rectified as otherwise will result in additional flows being directed elsewhere.

Although a flow control schedule has been provided, this does not include the diameter of the control feature orifice so this information still needs to be added.

Sheet 2 of the surface water manhole schedules appears to be missing.

It is stated that the ponds will be designed in accordance with the full application specification however the current drawings show a different layout without the additional features referenced. This needs to be added to the

cross sections / long sections included within the discharge of condition application.

It is stated that the levels have been amended to ensure exceedance flow routes are directed away from properties however the exceedance flow plans need to be re-issued to show the locations where this has been amended. Please ensure the amended areas are highlighted so they can be reviewed.

In relation to Condition 44, although there is a commitment now provided to undertake the works, given there are still queries regarding the routing of some of the drainage, this should be resolved prior to this condition being discharged as there is a risk of additional flows being directed elsewhere.

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,



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>