



Universal Services
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Date	2 November 2023	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Approval of Reserved Matters pursuant to hybrid planning permission F/18/83945 giving details of the:
a) layout; b) scale; c) appearance; d) landscaping. For a scheme of 6,419 sqm of commercial floor space formed in 3no. buildings at CHALCROFT BUSINESS PARK, BURNETTS LANE, WEST
END(Application No. RM/23/94858)

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:

- Drainage Strategy Technical Note ref: 23245-JUBB-XX-XX-RP-C-002 P1
- Flow Direction Plan

Director of Universal Services
Patrick Blogg

The Drainage Statement identifies that there is a watercourse on the site boundary but then states that the discharge point will be to surface water sewer. This is not inline with the drainage hierarchy. There is a reference to onsite drainage which currently discharges to watercourse however no details have been provided.

This element needs to be clarified and we are currently unable to accept the proposed discharge to sewer option given the explanation provided.

Additional detail needs to be provided for the proposed drainage. It is not clear whether the permeable paving will be lined or whether there is a risk of groundwater inundation.

Hydraulic calculations are high level and we would expect to see network calculations to show how the full system would operate particularly given the multiple storage areas identified,

There is insufficient information on the drawing and we would expect to see cover / invert levels as well as pipe sizes included.

Please provide further details of the attenuation infiltration filter

A flow direction plan has been provided but an exceedance flow route plan is required. This should show the overland flow routes pre-development and how post development flows would be routed around the development based on ground levels.

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
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>