



Hampshire County Council

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Date	12 December 2023	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Outline application for residential development of up to 34 dwellings and associated infrastructure (access only to be considered). at Land to the west of Cobbett Way (please see location plan) , Land Off Cobbett Way, Botley(Application No. O/23/96432

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:

- Flood Risk Assessment & Drainage Strategy Report (Jubb, 14/11/23)

The site is within Flood Zone 1 and is generally at very low risk of flooding from surface water.

Director of Universal Services
Patrick Blogg

Infiltration has been ruled out as a drainage strategy due to the ground conditions. The proposal is to attenuate runoff and discharge at greenfield runoff rates to adjacent watercourses. The principle of this is acceptable.

The text of the Drainage Strategy refers to discharging to watercourses on the southern and eastern boundaries, however the layout plan suggests this will be the southern and western boundaries. The site slopes to the east, southeast and also the north however, so it is not clear whether the proposals are viable. The drainage layout may need to be revised to demonstrate that drainage features can be relocated to more suitable positions, despite this being an outline application. There are watercourses to the north and south of the site, however these may be in third-party land.

Greenfield runoff rates have been calculated for the entire site, but the figure has been applied to the flow control for the developed area which would overestimate the allowable discharge rate for the development. The calculations model a single basin with a single outfall, which is different to the drainage layout plan but would demonstrate the space required for attenuation storage once greenfield runoff rates have been corrected. Peak rainfall allowances have been updated, so the calculations should also be revised to reflect this. Flood exceedance flow routes should be shown on a plan.

Consideration has been given to water treatment and drainage maintenance. While further detail can be provided through conditions, it should be noted that residential roads were not considered when assessing the pollution hazards.

In order for us to provide a substantive response, the following information is required:

- Clarification is required over references to the basin and discharge locations in the text and plans of the Drainage Strategy. Basins should be positioned at the lower parts of the site. Watercourses should be shown clearly on the plan.
- Greenfield runoff rates should be applied proportionately to the developed areas.
- Revised calculations should also include up to date peak rainfall allowances and be representative of the proposed drainage layout.
- Flood exceedance flow routes should be shown on a plan.
- Water quality and maintenance information can be expanded on through conditions.

We require this further information before we can make a decision on whether to recommend to the Local Planning Authority that planning permission is granted.

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,



Thomas Callaway
Senior FWM Project Officer

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>