



Hampshire County Council

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Enquiries to	Sarah Reghif	My reference	SWM/2022/0506
Direct Line		Your reference	F/22/93194
Date	22 January 2024	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Full planning application for the erection of 185 dwellings, a 71-bedroom care home (Use Class C2), a 142-bedroom hotel (Use Class C1), a well-being centre (Use Class E / F2), a new pavilion building and improvements to existing stadium, new vehicular access, car parking, pedestrian circulation and processional ramp, together with associated tree planting, landscaping, SuDS and biodiversity enhancements at THE AGEAS BOWL, MARSHALL DRIVE, WEST END, SOUTHAMPTON, SO30 3XH(Application No. F/22/93194

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 latest submission of information and clarifications in relation to this application.

Director of Universal Services
Patrick Blogg

There has been some confusion with the drawings, calculations and naming convention such that it has been difficult to assess the discharge limits from each character element.

This has largely been resolved but further information will be required in relation to character areas 2 and 3.

The original Flood Risk Assessment sets out the Qbar runoff rate for each of the character areas but later information has highlighted that the pavilion area is already impermeable and as such, no additional restrictions are required to flow.

While this is a relatively small area, this is not in accordance with the flood risk assessment and further detail will be required to confirm the current discharge rate and demonstrate that there will be no increase. While the impermeable area will not increase, a revised drainage system could lead to an increase in flow rate so calculations will be required alongside a comparison of pre and post development flows. Given that this is unlikely to have an impact on the layout, it is considered that this can be conditioned.

We would also highlight the outfall position for Character Area 1. Minor amendments will be required to this as outfalls should be angled towards the direction of flow to prevent back up of the network. Again, this can be addressed by condition.

1. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment and addendums, 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, in particular in relation to clarifications for Character areas 2 & 3 .
- b.Amended discharge detail for Character area 1 to ensure flows are directed towards the natural flow of the watercourse
- c.Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- d.Details of the Biodiverse Channel and Lakes identifying works proposed to enhance from the current situation and provide sufficient water quality benefits.

In addition to the above condition, we would request that the following informative is added to the application.

All changes to the existing ditch and land drainage network will require Ordinary Watercourse Consent. Information submitted through this consent must be in line with the documentation submitted for planning but also include full details of the existing and proposed network including levels, dimensions

and headwall details. Given the scale of the amendments, it is strongly recommended that pre-application advice is sought to ensure all the relevant elements are identified. Further information can be found at: <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/hangewatercourse>

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>