



Hampshire County Council

Universal Services
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Enquiries to	Sarah Reghif	My reference	SWM/2024/0009
Direct Line		Your reference	F/23/96631
Date	26 January 2024	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Construction of an internal distributor road and associated footways, cycleways, lighting, landscaping and SuDS basins, and diversion of Public Rights of Way footpaths FOHHF 701 and 702 as part of the One Horton Heath development (proposal constitutes EIA development) at Land between Burnetts and Fir Tree Lane(Application No. F/23/96631

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 5018551 - RDG-XX-XX-DOC-C-9950 S2
- Spine Road SuDS Strategy - 5018551-RDG-XX-XX-DOC-C-9951 S2
- Spine Road Drainage Strategy 5018551-RDG-XX-XX-DOC-C-9950 S2

Director of Universal Services
Patrick Blogg

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

The maintenance schedule in 7.3 of the Flood Risk Assessment will require more detail to be in line with the SuDS Manual however this is considered suitable to be conditioned.

In the SuDS Strategy, the water quality chapter identifies porous paving as part of the treatment system however this is not referenced in the maintenance strategy. The maintenance strategy refers to regular, occasional and remedial maintenance but this needs to be expanded on for the different drainage features.

The drawings do not show porous paving and this does not appear to be included in calculations so please clarify the proposed treatment systems and road construction.

Please can the online controls and storage features be included within the calculation pack. This should include the hydrobrake head stage relationship outputs.

The road drainage has been designed to accept flows from the adjacent future plots but it is not fully clear how these flows will be provided or what restrictions there are on discharge rates. The calculations are working on the basis of 65% impermeable area although there is also reference to 50% in some areas. This has potential to change going forwards and the allowable discharge rate should be clearly set out on the drawings. We would also request a table within the drainage strategy document listing each plot, percentage impermeable area, allowable discharge rate and connection point.

With the connection points, some are shown to be to the chambers within the road with others having a spur that appears to go beneath buildings. If no spur is provided then future developments would need to excavate the newly constructed road / drainage to fit a connection so spurs would be advisable. However, the extent of this spur should be located such that it does not go beneath buildings and allows for suitable connection in future. Please note, levels of the connection have not been reviewed but should be at sufficient depth to allow for gradient connection for the future drained area.

Catchment E is identified to discharge into Road 3 network. Please include the extracts from the previous application to demonstrate that there is sufficient capacity provided in the previous application and evidence how flows will be restricted to be within the allowable discharge rate.

Exceedance flow plans are required for the pre and post development situation to demonstrate how overland flow routes will be maintained and managed and also to ensure flows are appropriately directed around the site in the event of drainage failure or extreme storm events.

It is noted in the Flood Risk Assessment that there are areas of flood risk associated with the watercourses. Culverting is proposed where roads cross these watercourses and further information is required to identify the extent of the flow routes in comparison to the proposals and impact of these crossing points on the existing flow routes. While culverting is acceptable at these locations to facilitate the road, additional information is required to justify the size of pipe and to provide replacement storage areas if surface water flood risk areas are being lost.

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,

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>