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|---------------------|-----------------|-----------------------|----------------------------|
| <i>Enquiries to</i> | Thomas Callaway | <i>My reference</i>   | SWM/2022/0544/             |
| <i>Direct Line</i>  | 03707 798982    | <i>Your reference</i> | F/22/93835                 |
| <i>Date</i>         | 20 October 2022 | <i>Email</i>          | Swm.consultee@hants.gov.uk |

Dear Sir/Madam,

**Demolition of all existing buildings and detailed planning approval for light industrial floorspace [Use Class E(g)(ii) & E(g)(iii)], warehouse floorspace [Use Class B8] and estate office (Use Class E(g)(i). at MOORLANDS FARM, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HD(Application No. F/22/93835**

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 & Sustainable Drainage Strategy 21035-FCE-XX-XX-RP-D-0001 P03 (Fernbrook Consulting Engineers, 13/9/22)

*Director of Economy, Transport and Environment  
Stuart Jarvis BSc DipTP FCIHT MRTPI*

The site is brownfield and lies within Flood Zone 1 and there are areas of increased surface water flood risk that appear to relate to land drainage features adjacent to the site.

Attenuation and a restricted discharge of surface water is proposed as a strategy due to the soil type. Infiltration testing and groundwater monitoring have not been undertaken, however the geology is not likely to be suitable for infiltration drainage here.

Brownfield runoff rates have been calculated for the site, with runoff rates for the proposed development to be set at a rate that provides 50% betterment for the 1 in 1 year storm event, and greater betterment for large events. The applicant should ensure that appropriate allowances are included for the design life and location of the proposed development, for the 1 in 30 and 1 in 100 year storm events (<https://environment.data.gov.uk/hydrology/climate-change-allowances/rainfall>).

Green roofs, permeable paving, a swale and attenuation basin are proposed for the surface water drainage system, with a restricted discharge to a watercourse. Calculations have been provided for the system, however new climate change allowances for peak rainfall must be considered for the relevant storm events. Exceedance flow routes should be shown on the layout, along with any flooding extents.

Maintenance and water quality information has been provided for the proposals.

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

- Hydraulic calculations to incorporate recently revised changes to climate change allowances for peak rainfall.
- Exceedance flow routes on a layout, to also include extents of any flooding predicted.

**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>*