



Hampshire County Council

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Enquiries to	Thomas Callaway	My reference	SWM/2024/0211
Direct Line	03707 798982	Your reference	F/24/96858
Date	22 April 2024	Email	Swm.consultee@hants.gov.uk

Dear Sir/Madam,

Change of use of land for the creation of 10 Gypsy/Traveller pitches comprising the siting of 10 mobile homes, 20 touring caravans, the erection of 10 day rooms, 12 timber outbuildings, boundary treatment and associated development (retrospective) at Land West of Allington Business Centre, Allington Lane, West End, SO50 7DE(Application No. F/24/96858

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 and Foul and Surface Water Drainage Strategy (UNDA, 6/2/24)

Director of Universal Services
Patrick Blogg

The site is within Flood Zones 1, 2 and 3. The EA should comment or provide standing advice on the suitability of residential development in this location. The site is also at risk of flooding from surface water.

Soakaways are proposed for surface water drainage. No records of infiltration testing or winter groundwater monitoring have been provided to prove this drainage strategy will be viable. No details regarding the depth and location of testing have been provided.

Water quality information must consider parking and access arrangements in addition to runoff from roofs.

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

- Development should be restricted to the lowest risk areas of the site.
- A drainage strategy reliant on infiltration must include evidence of the infiltration rates and winter groundwater levels.
- Drainage layout and calculations should be updated based on any new ground investigation information.
- Water quality calculations should be provided, considering all pollution hazard sources.

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.

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>