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Date	7 May 2024	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Construction of areas of Green Infrastructure for the One Horton Heath Development, including open space, landscaping, bridleways (to include an upgrade and diversion of an existing Public Right of Way and causeway works), footpaths, SuDS, play areas and ecological and biodiversity enhancements (proposal constitutes EIA development) at Land West of Burnetts Lane and North of Fir Tree Lane, Horton Heath, Eastleigh(Application No. F/24/96895

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 Green Infrastructure rev P02
- Green Infrastructure Drainage Strategy rev P02
- Green Infrastructure SuDS Strategy rev P02

Director of Universal Services
Patrick Blogg

The majority of the application relates to the green infrastructure which does not require specific drainage provision due to its permeable nature.

There are a number of footpaths and bridleways within the proposals. Clarification is sought as to which ones are permeable and which are impermeable where additional information is required to assess the impact.

We note that there are several watercourse crossings and while these are acceptable in principle, the culvert sizing may change during the ordinary watercourse consent process where this will be reviewed in detail.

We also note the location of the Causeway within the flood zone however this will need to be reviewed by the Environment Agency in relation to fluvial impacts as opposed to surface water.

It is understood that this application includes the Strategic SuDS features B, C, D, EM and M.

The Preliminary Water Management Strategy Plan (G277/21) within the Drainage Strategy lists the previously agreed discharge rates and storage volumes for these basins. While the discharge volumes are comparable, there are some significant differences in volume requirements at the 1:100 + climate change and there is concern that some basins are not of sufficient size. Please provide further information / evidence in relation to this.

In addition, there is no information regarding the outfalls of these basins and we would expect that the downstream network is sufficiently details to show the discharge point into the relevant watercourse, methodology for flow control and any interconnecting pipework.

It is also not clear whether the levels of the basins are at a suitable depth to allow the future development to connect without requiring additional attenuation within the different plots. Additional narrative should be provided to demonstrate that the levels are appropriate for future development.

Given the potential risk associated with the size and connectivity of the basins, we would recommend that this information is provided prior to granting planning but the remaining points could be addressed by condition if necessary.

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>