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Enquiries to	Susanna Hope	My reference	SWM/2023/0503
Direct Line	0370 779 8679	Your reference	F/23/95844
Date	23 May 2024	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Use of agricultural land as Suitable Alternative Natural Greenspace (SANG) for recreational purposes, with associated access, car parking, paths, landscaping, infrastructure and other works at LAND AT STOKE PARK FARM, BISHOPSTOKE, EASTLEIGH, SO50 6DW(Application No. F/23/95844

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:

- **Clarkebond/ Flood Risk Assessment/ BO6275-CLK-XX-XX-RP-FH-1001 Rev P5/ 08/04/2024 and Appendix A**
- **Addendum to Design and Access Statement and Planning Strategy 24/04/2024**

Director of Universal Services
Patrick Blogg

The development application has been altered by removing the originally proposed car park. The parking provision is instead being met by using a nearby existing car park. As such no new hard standing is being provided and the need to provide drainage strategy to deal with this has been removed. Because there is no new car park there is no need for a passing bay or extra culverting. Self-bound gravel is being used for the footpaths. The site is in Flood Zone 1, there are no works are proposed in the ordinary watercourse and the access footpath is making use of the existing culverts. Given these changes to the proposal site runoff and flood risk should be negligible.

This resolves all our previous outstanding comments.

We consider that the information provided is sufficient to address our comments and as such we have no objection to this application.

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,



Susanna Hope
Senior FWM Project Officer
Three Minsters House,
The Castle,
Winchester,
SO23 8UD

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>