



Universal Services
The Castle
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Sarah Reghif	My reference	SWM/2024/0009
Direct Line	0370 779 7497	Your reference	F/23/96631
Date	10 June 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:

- Response to LLFA Comment & Southern Water Technical Note ref: 5018551-TN-003.
- Flood Risk Assessment Report rev 4 (Appendix A)
- Drainage Strategy Report rev P05 (Appendix B)
- Pre & Post Development Exceedance Flow Plans (Appendix G)

Director of Universal Services
Patrick Blogg

- Hydrobrake Data Sheet (Appendix H)
- SuDS Strategy Report rev P05 (Appendix C)

Additional information has been provided following our previous queries however some points still need to be addressed.

The water quality assessment refers to elements which are part of future development parcels (permeable paving) and needs to be revised to reflect the elements which will be included as part of this phase of work or are already in place.

Some additional information has been provided in relation to future connections within the drainage network for this phase but we do require allowable discharge rates not just impermeable areas and a statement that says unrestricted discharge.

A clear plan is required showing what flow rate is catered for in relation to the future developments so it is clear what their discharge rate is. While we have accepted high level calculations based on impermeable area, without the flow rates we will not be able to review future parcels to ensure the downstream network is suitable. This is exacerbated as none of the plans will open due to their size / complexity. The tables in section 3.8 state 'no restriction' in a number of areas. While flows may not need to be restricted, these should list an allowable discharge rate for clarity for future plots.

However, level information has been provided and given the minimal volume of flooding identified, we believe there is sufficient level difference between the point of flooding and properties to keep impacts at a minimal level within the road.

Exceedance flow plans have been provided however, they are not clear and the information needs to be re-processed to allow it to be read on screen at a sensible scale and reflect the proposed works.

Given that the drainage plans have not been reviewed due to technical issues, these should be resubmitted / reprocessed to allow them to be viewed.

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.

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.

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>