



Hampshire County Council

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Enquiries to	Scott Glover	My reference	SWM/2024/0473
Direct Line		Your reference	F/24/97945
Date	16 September 2024	Email	SWM.Consultee@hants.gov.uk

Dear Sir/Madam,

Erection of 52 retirement living apartments with associated communal facilities and car parking; the erection of a pair of detached dwellings; improved vehicular access and new pedestrian access to Winchester Road. at LAND ADJACENT TO OAK COTTAGE, WINCHESTER ROAD, BOORLEY GREEN, SO32 2DH,(Application No. F/24/97945

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:

- Existing Site Survey SO_2377_02_AC_010
- Ground Condition Assessment June 2024_redacted
- Proposed Site Layout (Roof) SO_2977_03_AC_010

Director of Universal Services
Patrick Blogg

- Drainage Strategy Layout SO-2977-03-CE-0500-P06
- Drainage and Flood Risk Statement July 2024

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

External Levels Plan indicating proposed surface contours. It is noted that the cover levels shown in the Drainage Strategy Layout suggest that the proposal for the site is to fill the Northern side of the site to bring the entire site to a consistent surface level of 27.7mAOD. If this is the case then that does not correlate with the exceedance flow routes shown in the Appendix H Flood Exceedance Routes plan. Cut and Fill information is also required including proposals for earthworks embankments or retaining structures.

It is noted that there is a drainage run beneath the building. This is not ideal as it is extremely difficult to maintain however it is understood from the levels that options are extremely limited for alternative connection points. Adjustments to the levels may allow for an alternative routing to be provided.

Given expected high groundwater levels, there is potential for water ingress and floatation with respect to the attenuation tank. If this has not been taken into account already then further consideration is required.

Further information is required to demonstrate how the permeable paved areas will connect to the primary drainage network given the lack of infiltration.

Further details should also be provided in relation to the detail of the permeable carrier drain and how it will be protected from groundwater ingress.

It is not clear why a perforated pipe is required and further explanation should be provided for this.

Details of the proposed drainage outfall should be provided including topographical survey of proposed location of outfall in the receiving watercourse.

It is noted that a simple source control model of the proposed attenuation features and flow control has been provided, and this model indicated a surcharged network for the design storms. As the attenuation features are spread evenly around the site, it is not clear how the proposed network will respond. In order for the LLFA to review the surface water drainage design, a detailed network drainage model is required for the proposed drainage strategy. A plan showing clearly labelled pipe and chamber references and the drained areas for each model node is also required to enable review.

Further information is required to explain how the surface water quality mitigation indices are to be achieved. The drainage statement suggests that

all surface water from the access will drain to the permeable paving, but the drainage Strategy Layout shows gullies connected to the pipe network.

Information on who will hold responsibility for the Surface Water Drainage system including the SuDs components will be required.

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,



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>