



Hampshire County Council

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Enquiries to	Scott Glover	My reference	SWM/2023/0714
Direct Line		Your reference	O/23/96432
Date	9 October 2024	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Outline application for residential development of up to 34 dwellings and associated infrastructure (access only to be considered). at Land to the west of Cobbett Way (please see location plan) , Land Off Cobbett Way, Botley(Application No. O/23/96432

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>

In additional to previously reviewed document:

- *Flood Risk Assessment & Drainage Strategy Report (23233_FRA01 Jubb Consulting Engineers, 14/11/23)*

The County Council has reviewed the following documents relating to the above application:

- *Drainage Strategy Technical Note - 24247-JUBB-XX-XX-RP-C-001 Jubb Consulting Engineers, 16 August 2024 Including appendix:*

Director of Universal Services
Patrick Blogg

- *Flood Risk Assessment & Drainage Strategy Report – Appeal Document (24247_FRA01 Jubb Consulting Engineers, July 2024)*

Having reviewed the drainage proposals, there is a fundamental issue.

The lowest level of the site is to the east however the discharge points are to the ditch to the west and south where ground levels are considerably higher. The invert level of the ditch to the west is assumed at 13m AOD however the ground slopes to the east with the lowest corner being 12.55mAOD. It is also assumed that the ditch is 2m deep which is unverified. The site also naturally drains to the south east so by moving the discharge point to the uphill section, this would change the catchment area of the site and has the potential to increase flood risk off site. This goes against the requirements of the NPPF.

All of the surface water drainage attenuation is located to the west and south of the site which is higher than the south east corner. Therefore it will not be possible to provide an appropriate drainage connection to these features without substantial changes to the levels which also has the potential to increase flood risk, particularly given the developed area downstream.

As it stands, there is not a viable surface water drainage option that can be achieved within the proposed site layout without substantial changes to ground levels and the subsequent impact to the surrounding areas.

As such, we would not recommend that planning is granted however if the planning inspectorate is minded to go against our recommendation then the following condition would be required:

1. No development shall begin until a detailed surface water drainage scheme for the site demonstrating suitable discharge locations to mimic the pre-development situation and appropriate SuDS principles, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - a. A technical drainage strategy report detailing the parameters and assumptions used in formulating the proposed design.
 - b. Detailed topographical information of the existing watercourses bounding the site including direction of flow and catchment assessment.
 - c. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
 - d. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
 - e. Evidence that urban creep has been included within the calculations.

- f. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- g. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

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>