



Hampshire County Council

Universal Services
The Castle
Winchester, Hampshire SO23 8UD

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

Enquiries to	Scott Glover	My reference	SWM/2023/0714
Direct Line		Your reference	O/23/96432
Date	29 November 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>

Further to the LLFA response provided by HCC dated 9th October 2024, the LLFA have been re-consulted following receipt of further documentation from the applicant in support of the above planning appeal.

The additional information relates to an updated proposed drainage strategy for the site.

Director of Universal Services
Patrick Blogg

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

- Drainage Strategy Technical Note 13th November 2024 24247-JUBB-XX-XX-RP-C-001 Rev P2

We are also in receipt of a document provided by the applicant's drainage consultant received on 28th November 2024:

- Flood Risk Assessment & Drainage Strategy Report – Appeal Document 24247_FRA01 Version 2.0 13 November 2024 Jubb Consulting Engineers Ltd.

We understand that the LPA is not in receipt of this document. Due to the time constraint regarding the appeal we have been unable to review the entire document in full but are aware of its content and have taken it into account when drafting this response.

In consideration of this site and the type of development proposed, it should be feasible to design a viable surface water drainage system to drain the development to comply with the relevant surface water drainage standards and legislation. The surface water drainage proposals submitted to date have fallen below an acceptable standard and have failed to demonstrate that the proposed drainage strategy is feasible. The masterplan site layout for the proposed development constrains the drainage design and we consider the layout will need to be revised to allow for a suitable drainage design.

We note that the surface water drainage proposal have been completely revised as explained in the above technical note. The revised proposals within the revised FRA and Drainage Strategy appear to be an improvement on the previous drainage strategy and demonstrate that in principle a feasible surface water drainage can be designed, however the drainage strategy document contains errors and elements that have not been updated in accordance with the revised design and in no way should this document be considered as approved. For example: a developable area of 1.65ha has been used in the calculation of allowable surface water discharge from the site, this discharge rate has then been used in the calculations as the flow restriction on the drainage system outfall, but the drained area in the model is 0.88ha. The catchment area in the hydraulic model must equal the area used in calculation of the allowable discharge rate from the site. Whichever figure is incorrect, the result is that the required storage volume of the pond has been underestimated. It is also still unclear whether all areas of the proposed development will be able to drain effectively to the proposed location of the pond.

LLFA Position

We understand the appeal relates to an outline application with all matters reserved except for access. Given the revised information provided, we believe there is sufficient information to show that a viable drainage strategy is deliverable but removal of our holding objection is on the basis that the FRA

and Drainage Strategy are not considered approved documents and a full re-submission of the FRA and Drainage Strategy will be required during any reserved matters applications. We have provided a draft condition for consideration in our response dated 9 October 2024.

We would also highlight that there are potential impacts in relation to the draft site layout until the above points are resolved and it is not yet known how significant alterations to the layout might be.

As such we would also recommend that the site layout should not be approved and fixed until a viable drainage strategy has been agreed.

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>