



Hampshire County Council

Universal Services
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Enquiries to	Scott Glover	My reference	SWM/2024/0260
Direct Line		Your reference	F/24/97312
Date	5 December 2024	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Construction of Residential Care Community, comprising a 73-bed care home (Use Class C2) and 5 x 2-bedroom close care cottages (Use Class C3 age restricted), with associated access, internal access road, parking, landscaping and infrastructure. at Land adjoining 4 Brookfield, Providence Hill, Bursledon.,(Application No. F/24/97312

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:

- Proposed Drainage Strategy Layout 197.5004.0002P04 PBA 05/11/2024

Thank you for consulting us on the above application. HCC as LLFA have reviewed the above amended drainage plan and have the following comments:

Director of Universal Services
Patrick Blogg

The amended drainage strategy layout includes minor changes to the drainage network in the form of additional filter drains to collect surface water runoff adjacent to the proposed building. The additional network branch would represent a minor change to the drainage design, however, we note that the added pipe branch has not been shown connected to the drainage network but rather is shown with a separate free flow outfall into the open space to the north. Some of the surface water being drained by the additional pipes would be runoff from the proposed paved surfaces including hard landscaping and footpaths. All development runoff should be collected in the surface water drainage network, attenuated and discharged at restricted rate equivalent to the greenfield runoff rate. As LLFA our concern is protecting areas downstream of the site from even small increases in flood risk.

We recommend that the additional network branch that has been added to the drainage strategy layout must be connected to the drainage network so that it can be discharged to the existing watercourse at a controlled rate. Updates to the drainage strategy layout and drainage calculations will be required to reflect this amendment. The drainage model should be updated to include the additional branch of the drainage network and the additional drained areas for this branch. The simulation should be run to ensure that the proposed attenuation volume is sufficient.

We note the proposed filter pipes are located relatively close to the proposed building. Although stability of the structural foundations is outside of our remit, we would like to highlight the risk of placing filter pipes in close proximity to building as they can cause the surrounding soil to become saturated. We advise the LPA to satisfy themselves that the applicant has complied with building regulations and has proposed suitable measures to assure the stability of the building foundations and the surrounding soil.

Our previous response to consultation on this application raised no objections. In general the position of the LLFA remains one of non-objection, however the proposed revisions to the drainage strategy require further amendments and evidence provided to demonstrate that the surface water discharge from the site will not be increased.

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>