



Hampshire County Council

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Enquiries to	Scott Glover	My reference	SWM/2024/0622
Direct Line		Your reference	RM/24/98388
Date	6 January 2025	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Reserved matters relating to layout, scale, appearance and landscaping of the proposed development pursuant to outline permission O/19/86980 for the construction of 49.no residential dwellings. at Land west of Allbrook Way, Allbrook, SO50 4LZ(Application No. RM/24/98388

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>

HCC as LLFA were consulted on the above reserved matters application in November 2024 and provided comments in a response dated 15th November 2024. The LLFA has been reconsulted following receipt of a designers response and amended surface water drainage plans.

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

Director of Universal Services
Patrick Blogg

- Designers Response to HCC LLFA comments 15/11/2024 – CEP 25/11/24
- Amended Proposed Drainage Layout Plan – Whole Site 23823 200 RevG CEP 12.12.24
- Amended Proposed Drainage Layout Plan – 1 of 3 23823 201 RevF CEP 12.12.24
- Amended Proposed Drainage Layout Plan – 2 of 3 23823 202 RevF CEP 12.12.24
- Amended Proposed Drainage Layout Plan – 3 of 3 23823 203 RevF CEP 12.12.24

Following review of the designers response and amended drawings In order for us to provide a substantive response, the following information is required:

The applicant has requested further clarification of the LLFA comments on some points. For ease of reference the same number references used in the designers response will be used in this response.

- 1.This point is fundamental to the LLFA objection to this reserved matters application and has not been satisfactorily address in the designers response. The LLFA does not support proposals to increase surface water discharge from a site above existing rates. The calculation of greenfield runoff from the site was based on the whole area of the site. And the same whole area must be considered when calculating the proposed post development surface water discharge from the site. The runoff from undeveloped areas of the site have not been considered in the drainage strategy which is significantly different from the strategy proposed at outline planning stage. This requirement relates to increase in downstream flood risk regardless of whether the site is proposed to discharge to a sewer or a watercourse. As LLFA our primary concern is flood risk and an increase of discharge from the site represents an increased flood risk to areas downstream of the site that are already at risk.
- 2.We note that the error in the tank levels has been addressed for the tank upstream of 42 CP. However the same error has been made on the tank upstream of 43CP and this does not appear to have been addressed. The LLFA comment referred to both attenuation tanks.
- 3.The LLFA raised this point for the LPA to consider to ensure that Southern Water were consulted. It is technically outside our remit and it is for Southern Water as Water authority to approve the connection. We raised this due to the previous response from Southern Water at outline planning stage. We request confirmation of the connection approval to demonstrate the proposed discharge point and therefore the proposed drainage scheme is feasible.

4. The additional survey information for the existing public surface water sewer provided has been reviewed and this confirms the location and level of the proposed connection. The information is sufficient to address our comment.
5. Noted.
6. The information provided is sufficient to address our comment.
7. The information provided is sufficient to address our comment.
8. The information provided is sufficient to address our comment.
9. The explanation provided is sufficient to address our comment.
10. The applicant has requested further clarification regarding the LLFA comment relating to the exceedance flow plan. This comment relates to the access road at the far north of the site (North of proposed building labelled LAR): the exceedance flow plan shows a flow arrow East to West while the proposed levels plan indicates flows would be directed West to East. This is a discrepancy. The levels design of the parking bays to the North of this building is of minor concern as the area is relatively flat. If a localised flood were to form in this location then there could be some degree of flood risk to the buildings, particularly if the design levels are not met exactly when constructed. This could be easily resolved, with minor changes to the design levels.

Due to the nature of our remaining concerns, 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 or whether condition 9 and condition 10 should be discharged.

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>