



Hampshire County Council

Universal Services
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Enquiries to	Scott Glover	My reference	SWM/2024/0473
Direct Line		Your reference	F/24/97945
Date	13 January 2025	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:

- SO_2377_02_AC_010 - Existing Site Layout
- SO-2977-03-CE-0500 - P07 Drainage Strategy Layout

Director of Universal Services
Patrick Blogg

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

We require more information to evidence the provided exceedance flow routes. The stated ground levels on drawing SO-2977-03-CE-0500 - P07 Drainage Strategy Layout, appear to be the greenfield levels, as such do not support the stated exceedance routes and in one location places manhole elevation some 600mm above ground level. To allow review of the exceedance flow route this drawing needs to be amended to show the proposed ground levels, including road camber.

As the ground level of the site is being altered Cut and Fill information is required, including proposals for earthworks embankments or retaining structures

The outfall ditch survey has not been provided and is required.

The two gullies at the north east access to Winchester Road are shown to discharge directly to the surface water system. Please explain the pollutant mitigation for these gullies or are they intended to distribute directly to the sub-base? If the latter, please amend drawing SO-2977-03-CE-0500 - P07 Drainage Strategy Layout showing connection to distribution units.

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,

A handwritten signature in black ink, appearing to read 'Scott Glover', with a stylized, elongated horizontal stroke at the end.

Scott Glover
Senior FWM Project Officer