



Hampshire County Council

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Enquiries to	Scott Glover	My reference	SWM/2024/0622
Direct Line		Your reference	RM/24/98388
Date	4 February 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>

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

- Proposed Drainage Layout Plan – Sheet 1 of 3 Drg. No. 201 Rev G CEP 08/01/25
- Proposed Drainage Layout Plan – Sheet 2 of 3 Drg. No. 202 Rev G CEP 08/01/25
- Proposed Drainage Layout Plan – Sheet 3 of 3 Drg. No. 203 Rev G CEP 08/01/25

Director of Universal Services
Patrick Blogg

- Proposed Drainage Layout Plan – Whole Site Drg. No. 200 Rev H CEP 08/01/25
- Exceedance Flow Route Plan Drg. No. 47 Rev A CEP 08/01/25
- Designers Response to LLFA Comments CEP 8th January 2025

The flood risk assessment and drainage strategy submitted at outline planning stage has been resubmitted in support of the reserved matters application:

- Flood Risk Assessment and Drainage Strategy Issue 5 Cole Easdon Consultants November 2020

Following a meeting with the applicants consulting engineer and a review of the above documents HCC as LLFA has the following comments:

The applicants consulting engineer - drainage designer has submitted a comprehensive response to our previous comment regarding the proposed discharge from the site.

The Flood Risk Assessment and Drainage Strategy document submitted at outline planning stage was approved and the principles of the drainage strategy are clear.

Notwithstanding what has previously been agreed through the planning process, in order for the LLFA to support an application, we must be satisfied that flood risk downstream of the site will not be increased by the development proposals. We must therefore consider the surface water runoff from the entire site and not only the developed impermeable areas.

The undeveloped green areas such as gardens and open spaces, will continue to discharge at existing greenfield rate and as confirmed by the exceedance flow plan, will largely be drained by the proposed drainage network. The effect of this is likely to be higher than modelled water levels in the proposed drainage network including the attenuation features. We note that the attenuation basin has been designed with additional capacity which will in part mitigate this effect, but some storm events may result in water overtopping the attenuation basin into the treatment basins.

Although it is clear that the level of betterment in discharge from the site suggested in the drainage strategy document will not be achieved, we believe the development will not result in a significantly increased discharge from the site given the proposed basins and will therefore not cause an increase in flood risk downstream of the site.

We also note that Southern Water have accepted the connection and discharge rate into their surface water sewer.

The revised drawings and designer's response submitted are sufficient to address our remaining previous comments.

We consider that the information provided is sufficient to address our previous comments and as such the LLFA will remove our objection to this application.

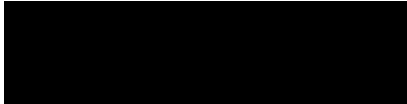
As a statutory consultee, the County Council has a duty to respond to consultations within **21 days**. The 21 day period will not begin until we have received sufficient information to enable us to provide a meaningful response.

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>