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Date	21 February 2025	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Variation of condition 1 of Reserved Matters approval R/15/77507 (pursuant to outline permission O/13/72892) to allow for revisions to the drainage strategy. at Land West Of Church Road / North Of Breach Lane, Bishopstoke, Hampshire,(Application No. X/24/97944

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. Although the development pre-dates LLFA involvement, the Local Planning Authority have specifically requested a review as to whether the drainage meets current best practice.

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:

- Drainage Layout ref: 4080/D/001 H
- Indicative Swale – Pond System in the Forest to Receive Outflow From Development ref: 4080/D/004 F

Director of Universal Services
Patrick Blogg

- As-built Hydraulic calculations dated 19/02/24
- CCTV surveys
- Wetland Basin – As Built Review 70015667-TN-202401
- Drainage Maintenance Responsibility Plan ref: 5667-GA-105 P01

The request from the LPA is to review the information provided in relation to current best practice. As such, some points referenced below may have been addressed through documentation submitted at the time but has not been included on the planning portal under this reference.

As LLFA, we have undertaken a review of the key parameters / proposals to provide comments. We have not and can not undertake a full peer review.

WSP have undertaken a review of the downstream wetland and basin based on their original design. This highlighted a discrepancy at the outfall and a section of wood was placed within the weir to change the outfall height. While this technically meets the requirements in relation to discharge rates, there are concerns over the longevity of the wood and also how it would behave if there was significant water pressure from within the basin.

Having reviewed google maps, it doesn't appear that the basin upstream of the wetland area was installed. we believe this might have been underground storage however this does not appear to be reflected in the calculations so they may not be accurate.

There is no recognised discharge point. This would not be permitted in current applications and there are concerns on how water will impact the downstream landowner. Given there is a main river in close proximity, we would advise that options are considered to improve connectivity such as a swale / overland flow route. The proximity of the woodland and impact on tree routes means that this will need careful consideration from both a hydraulic and ecological perspective.

In relation to the CCTV surveys undertaken, there are concerns with the amount of joint displacement noted on some of the pipework. It is not clear whether the entire network has been reviewed so there may be other issues that have not yet been identified.

The drainage layout does not include any of the pipe references or all the levels so it is not possible to do a thorough review of the drainage network. It is noted that some of the parameters used within the calculations have been updated (i.e. climate change) so the design would not meet current standards.

A plan has been provided to shown who is responsible for the different drainage elements however there are some areas which we would have concerns on under present guidance. For example, there is a drainage run going through the gardens of no. 15 – 19. This is shown as being private however multiple landowners would be responsible if there was a blockage

which is not ideal. We would have expected this to be picked up by a management company.

There are areas where responsibility for drainage changes ½ way along a pipe i.e. opposite no. 83 where the pipe leaves the tank and changes responsibility before it connects to the drainage in the road. Changes in ownership should be at chambers so it is clear how responsibility is split. The weir needs to be added to the maintenance schedule.

It is not clear whether the required legal agreements have been undertaken in relation to adoption and maintenance.

No information has been provided in relation to exceedance flows or water quality. We would also expect to see a Flood Risk Assessment detailing the pre-development conditions and other elements as required by the national guidance however this may have been submitted under previous application references.

Based on the information provided, we are not able to confirm that the development drainage is in accordance with best practice.

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>