



Hampshire County Council

Universal Services
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Enquiries to	Sarah Reghif	My reference	SWM/2024/0009
Direct Line		Your reference	F/23/96631
Date	11 April 2025	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Construction of an internal distributor road and associated footways, cycleways, lighting, landscaping and SuDS basins, and diversion of Public Rights of Way footpaths FOHHF 701 and 702 as part of the One Horton Heath development (proposal constitutes EIA development) at Land between Burnetts and Fir Tree Lane(Application No. F/23/96631

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:

- Technical Note – response to LLFA comments ref: 5018551-TN-004 P01
- Maximum Inflow Rates from Parcels Catchment 1 ref: 5018551-RDG-XX-ST-DR-C-0555 P01
- Maximum Inflow Rates from Parcels Catchment 2 ref: 5018551-RDG-XX-ST-DR-C-0556 P01

Director of Universal Services
Patrick Blogg

- Overall Drainage Layout ref: 5018551-RDG-XX-ST-DR-C-0500 P03
- Proposed Drainage Layout Sheet 1 ref: 5018551-RDG-XX-ST-DR-C-0501 P01
- Proposed Drainage Layout Sheet 2 ref: 5018551-RDG-XX-ST-DR-C-0502 P01
- Proposed Drainage Layout Sheet 3 ref: 5018551-RDG-XX-ST-DR-C-0503 P01
- Proposed Drainage Layout Sheet 4 ref: 5018551-RDG-XX-ST-DR-C-0504 P01
- Exceedance Flow Drawing (Post Development) ref: 5018551-RDG-XX-ST-DR-C-0541 P01
- Exceedance Flow Drawing (Pre Development) ref: 5018551-RDG-XX-ST-DR-C-0540 P01

Additional information has been provided to address the points raised previously.

There is still some concern regarding exceedance flow routes as the road will effectively form a barrier to flows reaching the watercourse such that exceedance routes will have to utilise the road if it exceeds the drainage system. This can be accepted but highlights the need to consider land drainage in more detail to ensure there is a route for the permeable areas to drain. The plans provided are difficult to read given the scale and frequency of arrows in some locations and we would recommend that this is provided at 1:500 scale or similar. Given the level of information currently provided, this is considered suitable to be conditioned.

It is noted that there are works proposed on a number of ordinary watercourses that will require consent. This is separate from planning and given that the only works appear to be from new outfalls or culverting for essential access, this is likely to be accepted subject to the details presented during the application process.

It is noted that further details are required in relation to some of the watercourses in relation to levels. This should also assess the water levels to determine if surcharge outfall assessments are likely to be required.

On this basis, we have no objection to the application but would recommend that the following conditions are applied.

1. No development shall begin until a detailed surface water drainage scheme for the site, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:

a. A technical summary highlighting any changes to the design.

- b. Details of the discharge watercourses to include bank / bed levels and water levels.
- c. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- d. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
- e. Exceedance plans at a suitable scale demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria. This should also take into account potential barriers to land drainage routes, as opposed to surface water drainage for impermeable areas, to ensure the road drainage can function appropriately.

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.

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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/changewatercourse>

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/changewatercourse>