



Universal Services  
The Castle  
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375  
Fax 01962 847055  
[www.hants.gov.uk](http://www.hants.gov.uk)

Enquiries to	Sarah Reghif	My reference	SWM/2024/0063
Direct Line		Your reference	24/00174/OUTS
Date	19 December 2024	Email	<a href="mailto:SWM.consultee@hants.gov.uk">SWM.consultee@hants.gov.uk</a>

Dear Sir/Madam,

**Outline planning application for demolition of existing buildings and erection of up to 270 dwellings, including affordable housing, with land for the potential future expansion of Halterworth Primary School, public open space, structural planting and landscaping, sustainable drainage system (SuDS) and vehicular access points. All matters reserved except for means of access at Land At Halterworth Lane, Halterworth Lane, Romsey,(Application No. 24/00174/OUTS**

**Appeal Ref: APP/C1760/W/24/3354052**

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:

Director of Universal Services  
**Patrick Blogg**

- Flood Risk Assessment & Outline Drainage Strategy ref: SHF.1132.258.HY.R.001.D

In our previous response dated 08/02/24, we set out our position with a holding objection due to concerns regarding the viability of the proposed drainage strategy. The drainage strategy was proposed to utilise infiltration but the limited ground investigation undertaken had identified high groundwater levels which had the potential to prevent the basins functioning as intended.

As a result, we advised that further investigation and assessment should be provided prior to planning being granted to ensure there was a viable drainage strategy for the site to ensure there would be no increase in flood risk on or off the site.

Subsequent to our previous response, a revised Flood Risk Assessment and drainage strategy has been provided and submitted to the planning portal. Groundwater monitoring has been undertaken as requested and this has demonstrated extremely high groundwater levels across the site which makes infiltration drainage as previously proposed unviable.

It is currently proposed to utilise detention basins to store and discharge flows before connecting to existing surface water sewers in Halterworth Lane. This is considered a viable option and documentation has been provided by Southern Water to confirm there is capacity for these connections. However, the drainage hierarchy requires discharge to a watercourse to be considered prior to connection to a sewer and additional information is required to demonstrate that this has been considered and is not viable.

There are concerns with the information provided. The discharge rate is currently proposed based on the total site area rather than the impermeable area. As such, the discharge rates need to be reduced in order to be considered compliant with best practice. Although there is capacity for these flows within the sewer, this does not mean that the increased rates can be accepted.

A reduction in discharge rates may require additional land to be made available for SuDS features which may not be achievable within the layout shown.

Our preference would be to resolve these matters at this stage but given this is an outline application with all matters apart from access reserved, we would be willing for these matters to be addressed by condition providing the layout and flood risk assessment are not considered approved documents.

If the planning inspector is minded to grant planning permission for this site, we would recommend 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 drainage strategy setting out the principles and parameters of the proposed design and demonstrating adherence to best practise and the drainage heirarchy.
- b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- c. 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.
- d. Evidence that urban creep has been included within the calculations.
- e. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- f. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

2. Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;

- a. Maintenance schedules for each drainage feature type and ownership
- b. Details of protection measures

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](https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/c<br/>hangewatercourse)