



Hampshire County Council

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<i>Date</i>	27 March 2020	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Hybrid planning application comprising; full planning application for the erection of 130 dwellings with the creation of new access onto College Road, landscape, drainage, car parking and associated works; and outline planning application for up to 650 dwellings, community and nursery facility (use class D1 and D2), retail unit (use class A1), public open space, landscaping, diversion of public right of way and associated works and infrastructure. at Land East Of, College Road, Campdown, Purbrook, Waterlooville.

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.

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:

- FLOOD RISK ASSESSMENT INCORPORATING SURFACE WATER AND FOUL DRAINAGE STRATEGY; Project No. 17-239; dated: 25/10/2019.
- PLUVIAL FLOOD STUDY REPORT; Project No. 17-239; dated: AUG 019.

*Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI*

The information submitted by the applicant in support of this planning application indicates that surface water runoff from the application site will be managed through ponds/wetlands and cellular storage tanks. Additionally, and bearing in mind that the infiltration test carried out showed poor infiltration rates at the site, surface water will be discharged to the watercourse at the southeast of the application site at existing greenfield rates (Q_{BAR}). This is acceptable in principle.

However, and considering that this is a hybrid planning application which include a full planning application for the erection of 130 dwellings, the drainage layout drawing and detailed hydraulic calculations are very high level considering that the layout will be fixed. Therefore, we **request**:

- Detailed **drainage layout drawings** at an identified scale indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths and gradients.
- Detailed **hydraulic calculations** for all rainfall events, including the listed below. The hydraulic calculations should take into account the connectivity of the entire drainage features including the discharge location. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features should have the same reference that the submitted drainage layout.

The submitted drainage layout indicates that surface water runoff from the detailed planning application will be discharged to the proposed drainage system for the outline planning application. Therefore, it is unclear how the full planning application will connect to the proposed watercourse until the outline application is approved and constructed. We **request** additional information on the full planning application discharge rate and location, which should be included in the requested drainage layout and hydraulic calculations. We also **request** information regarding the timings of these works and the certainty that the outfall will be in place irrespective of the outline application.

The entire site is within the extent of the Environment Agency (EA) Source Protection Zones & Groundwater Vulnerability Zones. Therefore, the applicant should submit information evidencing that the correct **level of water treatment** exists in the system in accordance with the Ciria SuDS Manual C753.

Bearing in mind that part of this hybrid planning application is for full planning permission and the layout will be fixed, we **request** that the above issues are addressed at this stage and not through planning conditions to demonstrate that the quantum of development is achievable, whilst ensuring that flood risk will not be increased on or off site.

Bearing in mind that the other part of the hybrid planning application is an application for outline planning permission with approval sought for the site access, we would have **no objection** to the outline section subject to the following planning conditions:

1. Any subsequent Reserved Matters or Full Planning Application should be supported with a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment ref: 17-239. The submitted details should include:

- a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
- b. Detailed **drainage layout drawings** at an identified scale indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths and gradients.
- c. Detailed **hydraulic calculations** for all rainfall events, including the listed below. The hydraulic calculations should take into account the connectivity of the entire drainage features including the discharge location. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features should have the same reference that the submitted drainage layout.
- d. Information evidencing that the correct **level of water treatment** exists in the system in accordance with the Ciria SuDS Manual C753.
- e. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
- f. **Maintenance regimes** of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element. Evidence that those responsible/adopting bodies are in discussion with the developer. For larger/phased sites, we need to see evidence of measures taken to protect and ensure continued operation of drainage features during construction.

2. The condition of the existing watercourse, which will take surface water from the development site, should be investigated before any connection is made. If necessary, improvement to its condition as reparation, remediation, restitution and replacement should be undertaken. Evidence of this, including photographs should be submitted. The submitted details should include long and cross sections.

We note that the applicant is proposing a diversion channel in the form of a swale to divert an existing overland flowpath at the south of the site. Additionally, the other overland flow route has been considered within the site

layout and will be accommodated within the highway area. However, the detailed river network shows the mentioned overland flow routes as ordinary watercourses.

Although the surface water modelling carried out by the applicant has shown that the proposals within the existing overland flow routes (ordinary watercourses) will not increase flood risk, removing or re-aligning watercourses is something which we would not normally support. We would, therefore, strongly recommend that existing watercourses on site are retained as open channels with only bridges/culverts to enable access.

Please note that these works would require Ordinary Watercourse Consent which must be applied for separately. Granting of planning permission does not imply consent or approval for works to ordinary watercourses.

We would also recommend that the applicant is directed to our website <http://www3.hants.gov.uk/flooding/hampshireflooding/drainagesystems.htm> for further information on recommended surface water drainage techniques.

Please note that Hampshire County Council as Lead Local Flood Authority will not comment on the fluvial systems as these are outside our remit.

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.

For guidance on providing the correct information, please review the checklist and associated guidance document available on our website. For full details, please visit: <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>.

This response has been provided using the best knowledge and information submitted 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
Economy, Transport & Environment Department,
Hampshire County Council, 1st Floor, EII Court West,
The Castle, Winchester, Hampshire SO23 8UD
Web: <http://www3.hants.gov.uk/flooding/watercourses.htm>

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 <http://www3.hants.gov.uk/flooding/hampshireflooding/watercourses.htm>

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/WatercoursePreApplication>