



Hampshire County Council

*Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055
www.hants.gov.uk

<i>Enquiries to</i>	Vicki Westall	<i>My reference</i>	SWM/2018/0406
<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/13/00804
<i>Date</i>	16 May 2018	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). Request to discharge condition 26 and partially discharge condition 5 (3.1.17). Request to Discharge Condition No.s 2, 3, 6 and 8 (21.02.17). Request to partially discharge condition 19 (28.2.17). Request to discharge condition No. 2 (24.08.17). Request to Discharge Condition Nos. 2 and 5 (21.02.18). Request to discharge conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 25, 29, 30, 31 and 33 (3.04.18) at Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville

Thank you for consulting us on the above planning application. Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application as our statutory consultee role in relation to surface water drainage for major development.

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>

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

It is strongly recommended that this information is reviewed before Land Drainage consent application is made.

A Pre-application service for Ordinary Watercourse Consents is available, allowing consents to go through in a smoother, often more timely manor. For full information please visit:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/WatercoursePreApplication>

Surface Water Drainage

We have reviewed the following information in relation to the planning application:

- Drainage Strategy dated April 2018
- Flood Risk Assessment and appendices dated July 2013
- Engineering Layout Sheet 1 of 2 ref: 17-110-2001
- Engineering Layout Sheet 2 of 2 ref: 17-110-2002
- Highway and Drainage Longsections sheets 1 to 4 ref: 17-110-2005 – 2008
- Highways Construction Details ref: 17-110-2014
- Private Construction Details ref: 17-110-2013
- Phase 1A Surface Water Manhole Schedules ref: 17-110-2012
- Adoptable Drainage Construction Details ref: 17-110-2011

This site was originally assessed by the Environment Agency and conditions requested. As such, we are not aware of any discussions undertaken during the previous submission and have commented solely on the information available on the planning portal.

Additional information has been provided covering the majority of our previous comments however we still require information relating to the following points:

- Evidence that sufficient water quality has been provided in accordance with the methodology in the Ciria SuDS Manual C753
- Evidence that runoff exceeding design criteria has been considered. Calculations and exceedance flow diagram/plans must show where above ground flooding might occur and where this would pool and flow.
- Although it is understood that discussions are underway for Severn Trent to adopt the storm water networks, maintenance regimes of the entire surface water drainage system including individual SuDS features are required.

Please see below for further 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.

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.

Kind Regards

The Flood and Water Management Team
EII Court West, 1st Floor
Winchester
Hampshire
SO23 8UJ

T: 01962 846730

E: swm.consultee@hants.gov.uk