



# Hampshire County Council

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|---------------------|---------------|-----------------------|----------------------------|
| <i>Enquiries to</i> | Vicki Westall | <i>My reference</i>   | SWM/2018/0352              |
| <i>Direct Line</i>  | 01962 846730  | <i>Your reference</i> | APP/13/00804               |
| <i>Date</i>         | 24 April 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:

- 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.

It is appreciated that the greenfield mechanisms can not be mimicked due to the risk of sinkholes if infiltration was used and the principles set out with the use of positive drainage and attenuation, discharging at greenfield rates, is acceptable.

The current drainage drawings are different from those within the Flood Risk Assessment and it appears that the site is now being developed in two phases as the site outlines do not match.

Please provide a drawing showing the overall site as per the flood risk assessment and highlighting the area for which discharge of conditions is sought.

Please also detail if any of the drainage provision is designed to accept flows from other areas.

The flood risk assessment highlighted areas of cellular storage which are not shown on the current drainage layout drawings and details of pipe runs and

attenuation areas have been amended. As such, revised calculations are required to ensure the design functions as required up to and including the 1:100 + climate change storm event. This also needs to include an allowance for urban creep added onto the impermeable area.

The plans refer to a temporary ditch. Why is this temporary and what is proposed to connect the drainage to the pond if this is removed.

A technical note should be provided to highlight how the design has changed between the previous submission in 2013 and the current design and should address the points raised above as well as providing:

- A review of the original Flood Risk Assessment identifying if any sections are now out of date or any revisions that are needed.
- Updated runoff and volume calculations to demonstrate that the proposed discharge is not in excess of greenfield rates.
- Evidence that sufficient water quality elements have been included in accordance with 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.
- Maintenance regimes of the entire surface water drainage system including individual SuDS features are required, including a plan illustrating the organisation responsible for each element. We also require evidence that those responsible/adopting bodies are in discussion with the developer.

### **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

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