



Hampshire County Council

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Enquiries to	Thomas Callaway	My reference	SWM/2024/0308
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Date	25 June 2024	Email	Swm.consultee@hants.gov.uk

Dear Sir/Madam,

Outline Planning Application for the development of up to 190 units, with associated vehicular access, infrastructure and landscaping (all matters reserved except access) at Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville(Application No. APP/24/00342

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:

- Flood Risk Assessment and Drainage Strategy (Hilson Moran, 14/2/24)

The site is within Flood Zone 1 and is generally at very low risk of flooding from surface water. There is a surface water flood flow route through the site. Developable areas have been positioned away from this flow route. Note that

Director of Universal Services
Patrick Blogg

it should be ensured that attenuation features are also positioned in the lowest risk areas.

The site is in an area that may be at risk of ground movements if infiltration drainage is utilised, therefore the applicant has proposed attenuation with a restricted discharge to the surface water sewer system. Greenfield runoff rates have been calculated, along with volumes of runoff for the design storm event. The applicant should be mindful of blockage risks when discharging runoff at very low rates, and consider minimum flow control orifice sizes of 50mm diameter. No sizes have been specified in this outline application. No details of the location of the surface water sewer have been provided. It is not clear whether there is a sewer close to the development. Confirmation of an agreed allowable discharge rate into the sewer should also be provided, as the sewer is the only discharge location considered in the drainage strategy.

Consideration has been given to SuDS maintenance and water quality, further detail will be required through conditions.

In order for us to provide a substantive response, the following information is required:

- Details and location of the nearest surface water sewer, and evidence of an agreed allowable discharge rate into the sewer.

We require this further information before we can make a decision on whether to recommend to the Local Planning Authority that planning permission is granted.

In order for us to provide a substantive response, the following information is required. 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,

A handwritten signature in black ink, appearing to read 'T. Callaway', with a stylized, elongated horizontal stroke at the end.

Thomas Callaway
Senior FWM Project Officer