



Hampshire County Council

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<i>Date</i>	20 June 2022	<i>Email</i>	Swm.consultee@hants.gov.uk

Dear Sir/Madam,

Redevelopment of southern section of site to provide 102 dwellings comprising 56 No. 2, 3 & 4 bed houses and 46 No. 1 & 2 bed flats with associated parking, landscaping, waste and cycle storage. New roundabout access from College Road. at The South Downs College, College Road, Purbrook, Waterlooville, PO7 8AA(Application No. APP/22/00439

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 (AWP, 25/3/22)
- Preliminary Drainage Layout (AWP, 25/3/22)

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

The proposed development site is wholly within Flood Zone 1 and is at very low risk of surface water flooding. The majority of the site is currently used as a car park with some buildings present at the north of the site. The site is assumed to drain to soakaways.

Infiltration testing has been undertaken outside of the site in similar strata. Tests were not completed due to not draining sufficiently, however the results show variability within the soil and suggest that some infiltration may be viable depending on the depth and location. Further testing should be undertaken within the site. If soakaways are present for the gully connections it may be possible to utilise these for testing. It is understood that the geology is not especially free-draining, but you may be able to use the testing results to reduce impermeable areas through permeable paving for example, if soakaways are not viable. Groundwater levels have been monitored but further monitoring through the winter to April would be required.

The proposal to attenuate surface water flows from the proposed impermeable areas would be considered suitable once infiltration has been ruled out as a drainage solution. It has been demonstrated that sufficient storage for the design storm and allowances for climate change and urban creep can be incorporated into the design, while discharging at the greenfield runoff rate. To prove viability at this stage, we require a capacity check to be undertaken proving that the wider surface water network can accommodate the proposed flows into it.

Information regarding water quality management, maintenance of the surface water drainage system and exceedance routes has been provided. Any further detail required will be requested through conditions.

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

- Demonstration of a viable surface water scheme by:
 - Undertaking infiltration testing within the site boundary to prove whether soakaways or other infiltration structures are viable on-site;
And then if necessary:
 - Providing details of a capacity check from the water company showing that the proposed discharge from site can be accommodated in the existing surface water sewer system.

Detailed drainage design can be dealt with by condition, however the requested information listed above is required at this stage to prove that a surface water scheme is viable.

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.

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,



Thomas Callaway
Senior FWM Project Officer

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>