



Hampshire County Council

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Enquiries	Scott Glover	My reference	SWM/2024/0308
Direct Line		Your reference	24/00342
Date	15 January 2025	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>

Further to HCC LLFA comments in our letter dated 9th December 2024. The LLFA has been asked to reassess the application base on comments received from the applicant and the consultation response from Southern Water on this application.

The County Council has reviewed the following documents relating to the above application:

Director of Universal Services
Patrick Blogg

- e-mail correspondence from Richard Natt –East Hants Planning Officer 11/12/24. Included forwarded response from the applicants Agent. Attachments –Southern Water Consultation Response.

Following consideration of the above correspondence the LLFA has the following comments:

Our previous comment relates to the feasibility of the proposal for surface water discharge from the site.

We note from the Southern Water consultee response that the water authority have not raised an objection to the planning application. However the SW response does not mention the proposed surface water drainage discharge connection or rate of discharge. We recommend the LPA confirms that the water authority are aware of the proposed discharge connection and that an agreement in principal is in place for the connection location and rate of discharge prior to granting outline permission.

We note that the agent states: *“our engineers have reviewed the drainage infrastructure for Catherington Park and have designed the outline scheme to be fully compatible with this infrastructure.”* These details have not been submitted for review and therefore the LLFA cannot comment on the feasibility of the proposed discharge connection to the existing surface water network in the adjacent development phase.

In order for the LLFA to support this application, further information is required to demonstrate the feasibility of the proposed surface water discharge connection. Supporting information should include details of the proposed receiving network, the location of the proposed discharge connection and invert level of the existing drainage at the proposed discharge connection point.

We require this further information before we can make a decision on whether to recommend to the Local Planning Authority that outline 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,



Flood and Water Management Team
Hampshire County Council,
The Castle, Winchester, Hampshire SO23 8UD
Web:

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

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>