



Hampshire County Council

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<i>Date</i>	3 August 2023	<i>Email</i>	Swm.consultee@hants.gov.uk

Dear Sir/Madam,

Application for mixed use residential development comprising 628 dwellings, community centre, allotments, public open space including play areas, new junction to College Road, related internal access road, footways and cycleways, pumping station and drainage basins. at Land East Of, College Road, Purbrook, Waterlooville(Application No. APP/23/00488

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 (RCP, 13/6/23)

Pre-application advice for the surface water drainage strategy at this site was provided by the LLFA on 29/6/22. The LLFA raised concerns over the

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proposed development of areas at risk of surface water flooding. Surface water flow routes exist through this site, and the development should be steered towards the areas at lowest risk of flooding. The proposed layout does not take account of the mapped surface water flow paths, and no modelling has been provided to disprove the existing surface water flood risk mapping.

The LLFA would maintain a holding objection as long as the layout shows development in areas of elevated flood risk. Any evidence to show flood risk is actually lower than that shown on the surface water flood mapping should conform to EA modelling standards and be equivalent to existing surface water mapping outputs. It would be preferable if the developable area was removed from flood risk areas and relocated to parts of the site at the lowest risk of flooding.

Once the matter of flood risk in developable areas is resolved, the LLFA would be in a position to review the surface water drainage design elements. Note that any drainage infrastructure such as basins should also be positioned outside of the areas at risk of flooding. The applicant should review the LLFA's surface water checklist to ensure that all the required information is provided.

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

The developable area should be limited to the areas at lowest risk of flooding. Surface water flow paths should be maintained through the site. Any evidence to prove that the areas of flood risk are overstated on existing mapping should be provided in a format equivalent to existing surface water mapping.

Surface water drainage design details can be reviewed once the flood risk issue is resolved, as it is not clear whether the drainage strategy would need to be altered significantly. Consideration should be given to the previously provided pre-application advice, and the LLFA surface water checklist for planning.

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>