



Hampshire County Council

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

Dear Sir/Madam,

Formation of a construction access and haul road for a temporary period of 5 years, to facilitate construction for the West of Waterlooville Development approved under planning ref: APP/10/00828. at Land to the west of London Road bounding the West of Waterlooville Strategic Phase 8 development land Application No. APP/22/01123

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:

- Micro Drainage calculations (Mayer Brown, January 2019)
- SuDS Design Document (Mayer Brown, January 2019)
- Phase 3B & Phase 8 Drainage Layout (Mayer Brown, January 2019)
- Phase 3B & Phase 8 Drainage Route (Mayer Brown, January 2019)
- Typical SuDS Outfall Detail (Mayer Brown, January 2019)

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

Typical Hydrobrake Chamber Type 3 (Mayer Brown, January 2019)
Typical Gully Weir Details (Mayer Brown, January 2019)
Sustainable Drainage Maintenance Plan (Mayer Brown)

The site is greenfield, within Flood Zone 1 and is at very low risk of flooding from surface water. Infiltration testing has been undertaken however results show that attenuation and a discharge to a watercourse is necessary. Ditches and SuDS features are present.

Discharge rates for SuDS features have been set at the outline planning stage, and the drainage design has considered additional input from new phases of development. The proposals include changing existing flow control devices to accommodate the additional development. The impermeable area for the new development has been estimated at this stage.

Calculations have been provided to show that the proposed drainage system functions for storms up to the 1 in 100 year event without causing flooding or exceeding the permitted discharge rates. Exceedance flow routes should be shown on a plan.

The SuDS outfall detail does not clearly show the rodding/maintenance arrangements, and it is not clear why a standard headwall (with trash screen if necessary) is not being utilised. The overflow detail should be shown in conjunction with the basins to demonstrate how it will function and consideration should be given to whether another form of overflow may be easier to maintain.

Water quality information should be provided in accordance with the simple index approach. SuDS maintenance information has been provided.

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

Further information on SuDS outlets and overflows.

Exceedance flood flow routes on a plan.

Water quality information in accordance with the simple index approach.

It is anticipated that a condition will also be required for the surface water drainage design, due to the uncertainty surrounding the developable area for future phases.

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>