



Hampshire County Council

*Economy, Transport and Environment Department
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Enquiries to	Sarah Reghif	My reference	SWM/2020/0228
Direct Line	01962 832499	Your reference	APP/20/00146
Date	24 April 2020	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Construction of 1No. 2 bed bungalow to the rear of 17A/B Avondale Road, with access via Brooklyn Drive and associated bin store and parking at 17A-17B Avondale Road, Waterlooville, PO7 7ST

Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application in relation to surface water management.

This site is a minor application which we would not usually comment on however due to known flooding issues in the vicinity, we have specifically been asked for advice.

While we have reviewed the information provided and made comments below, please be aware that we require far more detail to enable us to undertake a full assessment in the same way as for major applications. If this level of assessment is required, please refer the applicant to our website where guidance and a checklist in relation to planning submissions is available.

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

- Application Form
- Planning Statement
- Proposed Floor Plan and Elevations ref: 8880 02

The application is for the construction of a new bungalow to the rear of an existing bungalow with drainage proposed to be via soakaway and permeable block paving. No further details are provided in relation to drainage

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

We are aware that there has been flooding in the area and it has been suggested that there is culverted watercourse to the rear of the gardens in Avondale Road. This is known to exist to the north-west (upstream) but is blocked and the full route has not been confirmed. This could be leading to some of the issues raised by other residents but would require action from the individual land owners to locate and repair. However, if this culvert does run as expected, the works within 17A and 17B could effectively sever this outfall.

If this culvert is already blocked and the flow path is above ground at present, then the bungalow is likely to provide an impediment to the flow path and no information has been provided to show how water could flow around the site.

The drainage proposals are to use infiltration but no evidence has been provided to show that it would work. The soils in the area are mixed and may not be suitable, particularly given the flooding reports but if this method is to be used then testing should be undertaken as soon as possible and must be in accordance with BRE365.

As previously stated, if this was a major application then considerably more information would be required but we feel that the above points are critical in ensuring that development does not increase flood risk in the area.

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>

For guidance on providing the correct information, we recommend you use our **Surface Water Management Pre-application service** which provides clear guidance on what is required for us to recommend that planning permission is granted and consider the works as best practise. 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 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
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Web: <http://www3.hants.gov.uk/flooding/watercourses.htm>