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Direct Line	01962 846730	Your reference	P/18/1073/FP
Date	5 October 2018	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Hybrid planning application for residential development of 225 dwellings and bird conservation area, seeking full planning permission for 58 dwellings and outline planning permission for 167 dwellings with all matters reserved except for access at Land To The South Of Romsey Avenue Fareham

Thank you for consulting us on the above planning application. Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application as our statutory consultee role in relation to surface water drainage for major development.

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 <http://www3.hants.gov.uk/flooding/hampshireflooding/watercourses.htm>

It is strongly recommended that this information is reviewed before Land Drainage consent application is made.

A Pre-application service for Ordinary Watercourse Consents is available, allowing consents to go through in a smoother, often more timely manor. For full information please visit:

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

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

Surface Water Drainage

We have reviewed the following information in relation to the Hybrid planning application:

- *Stuart Michael Associates Flood Risk Assessment and Drainage Strategy SMA Ref: 5611-FRA&DS Issue 02*

We require further information/clarification on the proposals in order to provide a response:

- Evidence of and information on the existing surface water flow paths of undeveloped (greenfield) sites. The spot levels on the PDF topo survey within the FRA are not visible.
- Where infiltration is used for drainage, evidence that a suitable number of infiltration tests have been completed. These need to be across the whole site; within different geologies and to a similar depth to the proposed infiltration devices. Tests must be completed according to the BRE 365 method or another recognised method including British Standard BS 5930: 2015
 - Pipe references need to be added to the drainage layout.
 - 32mm orifices in the pipe network are shown; this will lead to a higher risk of blockage for a system that will have road gullies. If the system is going to be offered for adoption to Southern Water or Highways a minimum of 75/100mm orifice diameter would be required.
 - The results do not show the maximum water level within the storage structure
 - An infiltration rate taken at 1.5m below ground have been used for the permeable paving which will be at a shallower depth, further infiltration testing will be required.
 - The 140sqm soakaway does not meet half drain down time, the implications of this need to be considered.
 - The Soakaways adjacent to Plot 43 look to be within 5m of the building.
 - There are a number of soakaways in close proximity to each other. The affects of one soakaway saturating the area around another need to be considered.
- Exceedance flows are considered in the event of the pipe being non-operational. Evidence that Exceedance flows and runoff in excess of design criteria have been considered - calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow.
- Evidence that **Urban Creep** has been considered in the application and that a **10% increase** in impermeable area has been used in calculations to account for this.

We recommend that these issues are addressed before planning permission is granted. For guidance on solving these issues, we recommend you use our Surface Water Management Pre-application service which will provide clear guidance on what information is required to allow your application to be returned to the Local Planning Authority with no issues. For full details, please visit:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning> and click on [pre-application advice request form](#).

Please see below for further 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.

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.

Kind regards,

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