



*Economy, Transport and Environment Department  
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<i>Date</i>	6 December 2018	<i>Email</i>	<a href="mailto:swm.consultee@hants.gov.uk">swm.consultee@hants.gov.uk</a>

Dear Sir/Madam,

**Re: Response 2 - 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**

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.

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:

- Stuart Michael Flood Risk Assessment and Drainage Strategy SMA Ref: 5611-FRA&DS Issue 02
- Stuart Michael Technical Note 5611/SWDrainage 17/10/2018
- Stuart Michael drawing 5611.402B Drainage Strategy 58 Dwellings
- Stuart Michael drawing 5611.404 Existing Surface Water Flow Paths
- Stuart Michael drawing 5611.405 Soakaway Trialpit Locations
- Stuart Michael drawing 5611.406 Surface water exceedance routes
- Soils infiltration rate calculations and trial pit logs

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

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

The amount of soakaway testing undertaken is not adequate. Only one soakaway test was undertaken within the area of the proposed 58 dwelling site, the data for this test was extrapolated and only one fill was undertaken. Therefore, the test is not in accordance with BRE365. Further testing across the site produced zero or negligible infiltration or data was extrapolated. All tests were undertaken with in the clay substrata and not within the chalk which may provide better infiltration.

Tests must be completed according to the BRE 365 method or another recognised method including British Standard BS 5930: 2015 and must demonstrate that a strategy with infiltration is feasible.

**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.

This is our **second response** to this consultation. If the above listed material is not supplied in full, a third response will be issued recommending that planning permission be refused on the grounds of insufficient information.

Please ensure all further information is sent to us via the relevant Local Planning Authority.

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

Economy, Transport & Environment Department,  
Hampshire County Council, 1st Floor, Ell Court West,  
The Castle, Winchester, Hampshire SO23 8UD  
Web: <http://www3.hants.gov.uk/flooding/watercourses.htm>

### **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 <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>