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<i>Date</i>	3 September 2020	<i>Email</i>	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Re: Response 4 - 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 Associates Drainage Strategy Drawing 5611.401
- 5611 Romsey Avenue, Portchester – Storage Estimate Calculation

Having reviewed the above information, we have the following comments:

The infiltration basins indicated in drawing 5611.401 have been located between trial pits TPSA13/13A and TPSA17/17A.

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

The drainage strategy and storage estimate calculations have used an infiltration rate of $1.797 \times 10^{-5} \text{m/s}$ obtained through testing within TPSA17A.

TPSA17A was taken to 0.5m below ground level within the River Terrace Gravels, TPSA17 confirms that the River Terrace deposits stop at 0.75m and the substrata then changes to clay to 2.3m.

The depths of the infiltration basins has not been provided. This information is required to determine if the base will sit within the River Terrace deposits at 0.5m deep or whether it will sit within the clay and therefore the infiltration rate of $1.797 \times 10^{-5} \text{m/s}$ will not be suitable for the base of the infiltration basins.

If the base of the basins are at 0.5m below existing ground levels, this only leaves 250mm of River Terrace deposits above the clay substrata and therefore infiltration through the side only should be considered, unless the infiltration rate of the clay substrata can be determined.

It has therefore not been proven that infiltration is a suitable means of surface water disposal for this site.

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 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/hampshirereflooding/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>