Hampshire County Council

Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Thomas Callaway	*My reference*	SWM/2022/0403/
Direct Line	03707 798982	*Your reference*	22/10813
Date	11 August 2022	*Email*	Swm.consultee@hants.gov.uk

Dear Sir/Madam,

Demolition of the existing buildings; erection of 25 dwellings with associated access, landscaping and parking at Orchard Gate, Noads Way, Dibden Purlieu, Hythe SO45 4PD (Application No. 22/10813

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:

- Proposed Drainage Layout Drawings 114290-CAL-XX-XX-DR-D-005; -006; -007, Rev. P2 (Calcinotto, July 2022)
- Proposed Drainage Details Drawings 114290-CAL-XX-XX-DR-D-050; -051; -052; -053, Rev. P2 (Calcinotto, July 2022)
- Micro Drainage calculations 114290-CAL-XX-XX-CA-D-005; -100; -101 (Calcinotto, July 2022)

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

- Ground Appraisal Report GE19721/GAR/MAY21 (Geo-Environmental, May 2001)

The site is wholly within Flood Zone 1 and is mostly at very low risk of surface water flooding. An isolated area of elevated surface water flood risk is present within the site. A full FRA is not required due to the size of the site, however a statement on the surface water flood risk should be included in the submission.

Groundwater information has been provided for late spring, however winter monitoring results are required to determine the peak levels. Infiltration testing has not fully been undertaken, as tests were only completed once in each pit. Therefore we are anticipating that groundwater levels and infiltration rates are possibly worse than stated. This would affect the submitted drainage design proposals.

The surface water drainage strategy is to infiltrate surface water to ground via large soakaways and also permeable paved areas. The design should be revised once further infiltration testing and groundwater monitoring has been undertaken, in accordance with best practise.

The hydraulic calculations show that half drain times are relatively slow despite not using worst case infiltration rates. Consideration has been given to this by oversizing some infiltration features. Calculations using revised infiltration rates will be required to show that flooding is not occurring for storm events up to the 1 in 30 year event, and that flooding is not affecting properties etc for larger storms up to the 1 in 100 year storm event plus climate change allowances.

Exceedance flows and flooding extents should be marked on a drainage layout. Urban creep allowances should be incorporated into calculations, while SuDS maintenance details and water quality/treatment information is also required.

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

- A statement on how the isolated area of high surface water flood risk is to be managed should be provided.
- Infiltration testing must be undertaken three times in succession to comply with best practise. The worst rate for the location should be used in the drainage design calculations. Groundwater levels from the winter period must also be recorded to ensure a one metre unsaturated zone beneath proposed infiltration features.
- Hydraulic calculations with revised infiltration rates should demonstrate that no flooding occurs at any part of the system for the 1 in 1 and 1 in 30 year storm event, and that any flooding is suitably managed for the 1 in 100 year storm event (including climate change allowances). More

detail is required on how half drain times are managed through providing additional storage.
- Any flood extents should be shown on a drainage layout that also includes exceedance flow routes in case of malfunctions in the drainage system.
- 10% additional impermeable area is required in calculations to allow for future urban creep.
- Maintenance details for the surface water drainage system are required, in accordance with current guidance.
- Water treatment and quality information is required, in accordance with current guidance.

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/changewatercourse

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/changewatercourse*