



Hampshire County Council

Universal Services
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Enquiries to	Thomas Callaway	My reference	SWM/2023/0607
Direct Line	03707 798982	Your reference	F/23/96224
Date	1 November 2023	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Construction of part 3-storey, part 2-storey building to provide 18 flats and a ground floor retail unit, following demolition of existing building, to include vehicle access, parking, landscaping and footpath access to recreation ground. at 32A QUEENS VIEW, NETLEY ABBEY, SOUTHAMPTON, SO31 5EA(Application No. F/23/96224

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:

- Drainage Strategy Rev. A (Arch Associates, 4/9/23)

The site is within Flood Zone 1 and is at very low risk of flooding from surface water. Infiltration is proposed as a drainage strategy for surface water.

Director of Universal Services
Patrick Blogg

Groundwater levels were monitored during the summer months, so it is unlikely that peak levels were recorded as these would be expected during winter. This would be required to support an infiltration drainage strategy to ensure that a one metre unsaturated zone is retained beneath the proposed infiltration features. Infiltration testing has been undertaken with favourable results achieved.

Calculations have been provided for the proposed drainage system. Flood exceedance flow routes should be shown on a plan.

Pollution hazard mitigation is to be provided in the form of permeable paving, however it is not clear what extent of the site drains through the permeable paving.

Maintenance information has been provided for the drainage features.

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

- Winter groundwater level monitoring results.
- Extents of permeable paving and whether all runoff from the site is treated by it, details of any other necessary measures.
- Flood exceedance flow routes on a plan.

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,

A handwritten signature in black ink, appearing to be 'PP' followed by a stylized name.

Thomas Callaway
Senior FWM Project Officer