



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	14 December 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. B (Arch Associates, 30/11/23)
- Winter groundwater information (Soils Limited, 7/12/23)

Sufficient information has been provided to recommend conditions for an infiltration drainage strategy.

Director of Universal Services
Patrick Blogg

We are satisfied with the principles of the development and have no objection but recommend that the following conditions are applied to this application:

1. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Drainage Strategy, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - a. A technical summary highlighting any changes to the design from that within the approved Drainage Strategy.
 - b. Winter groundwater monitoring Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed .
 - c. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
 - d. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
 - e. Evidence that urban creep has been included within the calculations.
 - f. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
 - g. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
2. Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;
 - a. Maintenance schedules for each drainage feature type and ownership
 - b. Details of protection measures

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 read 'PP' followed by a stylized name, likely Thomas Callaway.

Thomas Callaway
Senior FWM Project Officer