



Hampshire County Council

Universal Services
The Castle
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Thomas Callaway	My reference	SWM/2023/0035
Direct Line	03707 798982	Your reference	F/21/91183
Date	9 February 2023	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Redevelopment of a brownfield site to include the provision of 4No. Apartment blocks comprising of 90No. residential dwellings (including 27 affordable units) (Use class C3 residential), parking, public open space, landscaping and other associated works, including demolition of existing buildings on site, with access from Palk Road at Land at, Palk Road, Havant(Application No. APP/22/01231

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:

- Flood Risk Assessment & Drainage Strategy 2108040-01 Rev. A (Ardent, 7/12/22)

Director of Universal Services
Patrick Blogg

The site is brownfield and is within Flood Zone 1. Climate change modelling has been considered for the Flood Zone, and development is proposed outside of the area at risk. The site is predominantly within an area at very low risk of flooding from surface water, however a portion of the site is at low risk. Floor levels for development in this area should take account of modelled surface water flooded depths. Flood risk is increased adjacent to the site due to the proximity to a watercourse.

The site consists of a lot of made ground and groundwater levels are relatively high, meaning that infiltration will not work as a surface water drainage strategy. A watercourse is adjacent to the site and a surface water sewer passes through the site. The proposed development would result in a reduction in impermeable area.

The discharge rate from the site is to be reduced to the 1 in 100 year greenfield runoff rate, which would provide significant betterment for all storm events based on the existing brownfield runoff rate. Runoff is to be attenuated through permeable paving and attenuation tanks, with two restricted discharge connections into the surface water sewer which discharges to the adjacent watercourse.

If the site already drains to the surface water sewer, the water company may accept any reduction in flows. Otherwise an agreement must be made between the applicant and water company to connect to the sewer. Should this not be possible, a suitable alternative may be possible by way of constructing a private surface water sewer on-site to discharge to the watercourse.

Calculations have been provided for the storage and network, showing very minor flooding at the 1 in 100 year event. Climate change allowances have not been applied to the 1 in 30 year event, this is required to determine whether any flooding occurs in the network for this event. Flood exceedance flow routes have been shown on the layout.

Water treatment and runoff quality has been considered through the simple index approach. Not all roads will be draining through the permeable paving so consideration should be given to providing more permeable paving where road drainage is draining directly to an attenuation tank. Maintenance information has also been provided.

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

- Confirmation that floor levels for development in the low surface water flood risk area will be above modelled flood levels (this is in addition to the modelled Flood Zone area that considers climate change).
- Confirmation of whether there is an existing connection to the surface water sewer or whether approval has been sought from the water

company for a connection into the sewer. An alternative proposal for a new private surface water sewer serving the site and discharging to the watercourse could also be acceptable.

- Peak rainfall allowances should be included for the 1 in 30 year storm event in the calculations, and be shown to not cause flooding.
- Permeable paving areas may need to be increased so that all runoff from roads is suitably treated prior to entering attenuation tanks.
- Flooded extents should also be shown on the layout showing the flood exceedance flow routes.

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/c/hangewatercourse>

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/c/hangewatercourse>