



Hampshire County Council

*Economy, Transport and Environment Department
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Enquiries to	Sarah Reghif	My reference	SWM/2020/0528
Direct Line	0370 779 7497	Your reference	APP/20/00761
Date	9 October 2020	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Erection of a 64 bed older persons care home (Use Class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure. at Land on the east side of Helmsley House, Bartons Road, and west of Normandy Road, Havant

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:

- Flood Risk Assessment and Drainage Statement ref: 2709-HELM-ICS-XX-RP-C-07.001
- Proposed Drainage ref: HELM-ICS-01-XX-DR-C-0200-P03
- Proposed Drainage Areas ref: HELM-ICS-01-XX-DR-C-0201-P01

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

The site is proposed to discharge to an existing connection specifically allocated for this purpose as part of the Bellway Development. This is acceptable in principle.

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

The previous development allocated a flow rate of 5l/s for this application and an additional site located further to the north. The proposals state that 2.5l/s will be assigned to the additional site but further information is required in relation to the allocation of flow rates to determine if they are suitable for the development areas.

Two different drainage drawings have been provided and clarity should be provided on which is the current proposal. The drainage drawing embedded within the flood risk assessment is not legible so should be provided separately. This is to ensure chamber invert and cover levels can be read – this is not shown on the separate drainage plan.

Water quality information has been provided and is reliant on permeable paving to provide the required treatment level. It is not clear how this can be achieved as the areas of permeable paving do not appear to convey the full drainage system and are of minimal size.

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.

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:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding>

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>