



*Economy, Transport and Environment Department
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<i>Date</i>	20 February 2020	<i>Email</i>	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Re: Response 3 - Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings. at Land at Forty Acre Farm, Havant 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>

Planning consent with conditions was previously given for this site with Condition 16 relating to surface water drainage.

The County Council has reviewed the following documents relating to the above application:

- *Owners Manual Relating to Surface Water Drainage Maintenance, BSO/E4519 (Unknown Author)*
- *Plan no. BSO/E4519/017 Rev G – Exceedance Flow Layout*
- *Drainage General Arrangement Sheets 1-15 BSO/E4519/451 to BSO/E4519/465*
- *RCP Flood Risk Assessment, April 2018*

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

In order for us to provide a substantive response, the following information is required to satisfy the requirements from Condition 16:

a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.

Not received

b. Detailed drainage calculations to demonstrate existing runoff rates and volumes are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 +climate change.

Not received.

c. Evidence that a 10% urban creep has been included within the calculations.

Not received

d. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria - calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow.

Please show indicative flood depths and volumes within the drawings and identify exceedance storm event used.

e. Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element, together with evidence that those responsible/adopting bodies are in discussion with the developer.

Please provide a plan illustrating the organisation responsible for each element, together with the manual already provided.

f. Drainage arrangements along the western boundary of the site with Westways to demonstrate that surface water run off will not cause flooding to these adjacent properties.

Not received – Please provide details.

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.

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: <http://www3.hants.gov.uk/flooding/watercourses.htm>

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 <http://www3.hants.gov.uk/flooding/hampshireflooding/watercourses.htm>

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/WatercoursePreApplication>