



Hampshire County Council

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<i>Date</i>	10 March 2020	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Construction of 44 dwellings with access, open space, landscaping and associated works at Land west of Coldharbour Farm Road, Emsworth.

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:

- Technical Note: Response to Hampshire County Council comments SWM/2020/0048; dated: 25th February 2020.
- Flood Risk Assessment; CCE/X781/FRA-03; dated: July 2019.
- SURFACE WATER MANAGEMENT STRATEGY - ABOVE GROUND; DRAWING NUMBER: X781 - PL - SK – 303; dated: 28/06/2016.
- SURFACE WATER MANAGEMENT STRATEGY - BELOW GROUND; DRAWING NUMBER: X781 - PL - SK – 304; dated: 28/06/2016.

Following our formal response to this planning application, dated 06th February 2020, the applicant submitted additional information to us on the 25th February 2020 including agreement from the Environment Agency for the proposed compensatory flood storage (HA/2020/121974/01-L01), and detailed hydraulic calculations together with the detailed drainage layout.

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

Considering that the EA has agreed to the proposed compensatory flood storage and bearing in mind the similarities between the fluvial and pluvial flood risk, the additional information has satisfied the Lead Local Flood Authority (LLFA) concerns regarding Surface Water Wamagement and Local Flood Risk.

Therefore, the County Council as the LLFA has **no objection** to the proposals subject to the following condition:

1. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment ref: CCE/X781/FRA-03 and technical note dated 25th February 2020, 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 Flood Risk Assessment.
 - b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
 - c. 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 temporary surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwellings. The submitted details shall include;
 - a. Maintenance schedules for each drainage feature type and ownership.
 - b. Details of protection measures.

We would also recommend that the applicant is directed to our website <http://www3.hants.gov.uk/flooding/hampshireflooding/drainagesystems.htm> for further information on recommended surface water drainage techniques.

Please note that Hampshire County Council as Lead Local Flood Authority will not comment on the fluvial systems as these are outside our remit.

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, please review the checklist and associated guidance document available on our website. For full details, please visit:

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

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,
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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 manor. For full information please visit: <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/WatercoursePreApplication>*