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Enquiries to	Vicki Westall	My reference	SWM/2019/0353
Direct Line	01962 846730	Your reference	APP/19/00427
Date	8 January 2020	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Re: Response 4 - 50 new dwellings together with access, landscaping and open space. at Land at Lower 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.

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

- (MJA Consulting) *Proposed Residential Development, Manor Farm, Bedhampton, Hampshire – Flood Risk Assessment & Development Drainage Strategy Rev B* Sept. Ref: SS/19/0185/5992
- (MJA Consulting) *Drainage Strategy Layout* 5992:P01 Rev. G (14.10.19)
- (MJA Consulting) *Level Strategy Layout* 5992:P02 (Rev.)
- (MJA Consulting) *Road and Sewer sections* 5992:P10 (Rev.)
- (MJA Consulting) *Surfacing Strategy Layout* 5992:P05 (Rev. A)
- (MJA Consulting) *Sections Through Attenuation Basin, Reed Bed and Wet Pond* 5992:P11 (Rev. A)
- (MJA Consulting) *Proposed Residential Development, Manor Farm, Bedhampton, Hampshire, SuDS Management & Maintenance Plan* (Rev. B) Ref. SS/19/0185/5992
- (MJA Consulting) *Exceedance Flow Plan* 5992:P06 (Rev.)
- (MJA Consulting) *Manor Farm, Bedhampton, Surface Water Network MicroDrainage Calculations*
- (MJA Consulting) *Response 4: 50 new dwellings together with access, landscaping and open space at Land at Lower Road, Havant, Bedhampton.* APP/19/00427 MJA Ref: SS/19:0693/5992 (19/12/2019)

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

- *Ground Appraisal Report Manor Farm, Lower Road, Bedhampton, Hampshire PO9 3NB (08/11/2017) Reference: GE16507-GAR-NOV1, Version: 1.0*
- *Geo-Environmental Letter Ref: GE17736/GR03/19040 (01/04/2019) "Groundwater monitoring borehole BH102"*
- *Geo-Environmental Supplementary Ground Investigation Letter Ref: GE17736/GR02/181102 (02/11/2018)*
- *(The Civil Engineering Practice Residential Development, Manor Farm, Bedhampton, Note on Sustainable Drainage and Water Quality, Draft [No date or revision supplied]*
- *Design Data Up-Flo™ Filter*
- *Geo-Environmental Winter Groundwater Monitoring*
- *Bargate Homes letter to Tom Wickens [EA] 19/12/2019, Ref: 112/191219/RD*
- *Up-Flo Filter Sizing Calculator, 19/12/2019*

The submitted information is considered to be acceptable at this stage such that further information can be addressed by condition.

We would recommend the following condition is applied to this application:

1. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles accepted under application reference APP/19/00427, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - Provide unit type, and sizing for the Upflow unit and show it is sized adequately for the area it is draining. Please indicate type of unit (manhole or vault to be provided) and show this within the drawing.
 - Due to the sensitivity of discharging to a deep borehole soakaway, please provide details of what emergency procedures would be in place to ensure an oil/contamination spillage is promptly dealt and the penstock shut-down mechanism activated to prevent any contamination from reaching the borehole.
 - Provide details of the treatment level using the CIRIA Simple Approach Index level provided by the "Multi-Stage Treatment Filter" from Hydro International unit. provided by the "Multi-Stage Treatment Filter" from Hydro International.
 - Provide details showing how the top layer of the infiltration borehole will be sealed details of what measures such as screening will be provided to prevent entry of debris into the borehole soakaways.

Please note that Hampshire County Council as Lead Local Flood Authority will not comment on the foul drainage proposals as this is 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.

This is our **fourth response** to this consultation. Please ensure all further information 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: <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.

***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>