



*Economy, Transport and Environment Department
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<i>Date</i>	6 November 2019	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Erection of three-storey multi-storey car park to provide 263 car parking spaces on existing Wellington Way car park. at Car Park, Wellington Way, Waterloooville.

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:

- DRAINAGE STRATEGY & SUDS STATEMENT; RPL/E4832; dated: OCTOBER 2019.

The information supporting this planning application indicates that surface water runoff from the site will be managed through lined permeable paving at the roof level car park, green roofs and underground tank. Surface water will be discharged into the the public surface water network at a maximum discharge rate of 33l/s. This is acceptable in principle since the CCTV survey showed that the existing site is connected to the public sewer network, and also bearing in mind that the discharge rates will be reduced.

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

We note that the application form selects existing watercourse for the assessment of flooding and Southern Water responded accordingly. Therefore, Southern Water (SW) should be reconsulted bearing in mind that the additional information is proposing to discharge surface water into their system.

Should planning permission be granted, any application to discharge conditions associated with drainage must be supported by an agreement in principle with SW for the proposed connection and discharge rates. Failure to secure this agreement is likely to necessitate in the need to review the drainage proposals for the application, which may have implications on the proposals.

Therefore, the County Council as the Lead Local Flood Authority has **no objection** to the proposal, subject to the following conditions:

1. Agreement in principle with Southern for the proposed connection and discharge rates should be submitted before any connection is made.
2. **A Maintenance and Management Plan** for the entire surface water drainage system, including individual SuDS features and a plan illustrating the organisation responsible for each element, should be submitted.

We would also recommend that the applicant directs 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, 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.

*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>