



Economy, Transport and Environment Department
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Date	3 January 2019	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Re: Response 1 - Outline application for the redevelopment of Former Dairy Crest site for up to 78 dwellings with access off Fulflood Road. at Dairy Crest Depot, Dunsbury Way, 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 Strategy by Ridge Property and Construction Consultants dated 12th April 2018.*
- *Proposed Drainage Strategy drawing – 1 in 30 yr + cc stored*
- *Proposed Drainage Strategy drawing – 1 in 100 yr + cc stored*
- *Southern Water Sewer Records*
- *Environmental Agency Product 4 Information*

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

- Evidence of and information on the **existing drainage network** for previously developed (brownfield) sites

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

- Evidence that the **proposed drainage will follow the same pattern as the existing**. This avoids directing flow to other locations.
- Identification of and information on areas that may have been affected by **failures in the existing drainage regime**
- Information evidencing that the **correct level of water treatment exists** in the system in accordance with the Ciria SuDS Manual C753
- **Maintenance regimes** of the entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element. **Evidence** that those responsible/adopting bodies are in discussion with the developer. For larger/phased sites, we need to see evidence of measures taken to protect and ensure continued operation of drainage features during construction.
- Please provide **hydraulic calculations Evidencing** that **enough storage/attenuation** has been provided without increasing the runoff rate or volume. This must be shown for a 1 in 100 year plus climate change event.
- Exceedance flows are considered in the event of the pipe being non-operational. Evidence that Exceedance flows and runoff in excess of design criteria have been considered - calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow.
- Evidence that **Urban Creep** has been considered in the application and that a **10% increase** in impermeable area has been used in calculations to account for this.

This response is based on the strategy whereby the surface water from the site is to discharge into Riders Stream. Paragraph 5.6.2 confirms, that should the Environmental Agency not permit the discharge consent then the alternative strategy is to discharge into the public sewer at greenfield run off rate of 7.4l/s. The surface water drainage strategy will need to be clarified and agreed with the overseeing body prior to approving the planning consent.

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.

This is our **first response** to this consultation. If the above listed material is not supplied in full, a second response will be issued requesting the outstanding information. If the relevant documentation is not supplied following

the second request we will recommend that the planning application be refused on the grounds of insufficient information.

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