Hampshire County Council

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Enquiries to	Vicki Westall	*My reference*	SWM/2018/0215
Direct Line	01962 846730	*Your reference*	APP/13/00317
Date	24 May 2018	*Email*	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Conditions 7, 17, 18 and 19 at Yacht Haven Development Site, Copse Lane, Hayling Island

Thank you for consulting us on the above planning application. Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application as our statutory consultee role in relation to surface water drainage for major development.

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

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

Surface Water Drainage

We have reviewed the following information in relation to the planning application:

- *Conway Consulting 393579.100P2*
- *Conway Consulting 393579.101P2*
- *Conway Consulting 393579. SuDS Maintenance & Management Plan*
- *Conway Consulting Existing site runoff*
- *Conway Consulting Existing site runoff*
- *Conway Consulting Water Quality SuDS tool driveways*
- *Conway Consulting Water Quality SuDS tool roofs*

We require further information/clarification on the proposals in order to provide a response:

- Evidence 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. The existing 1:1 year flow rate is not to be exceeded, please provide calculations confirming this as the current discharge is set at the existing 1:30 year storm.
- Please provide the invert level of the outlet and tide levels to confirm that the outlet will not become surcharged.
- 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.

We recommend that these issues are addressed before planning permission is granted. For guidance on solving these issues, we recommend you use our Surface Water Management Pre-application service which will provide clear guidance on what information is required to allow your application to be returned to the Local Planning Authority with no issues. For full details, please visit:
https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning and click on pre-application advice request form.

Please see below for further 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.

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.

Kind regards,

The Flood and Water Management Team
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