



Hampshire County Council

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<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/18/00071
<i>Date</i>	18 April 2018	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Proposed new factory and wood chip store and associated works for B1, B2 and B8 use. at Plot 2, Hermitage Park, Harts Farm Way, Havant, PO9 1FA

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:

- Flood Risk Assessment dated 30/01/18
- Revised Flood Risk Assessment
- Water Management Statement dated: 11/01/18
- Block Plan, Site Layout, Drainage, Landscaping & Planting ref: 1802.03A
- Stormwater Management ref: 1802.20
- Borehole and Trial Pit logs.

The proposed drainage utilises an infiltration trench to the northern boundary with an overflow pipe connecting to the 'in site' surface water system. This then connects to attenuation tanks at the southern boundary before discharging into the existing ditch.

It is noted that groundwater levels can reach within 1m of the surface so the overflow is required in high groundwater conditions if the soakaway is unable to operate at full capacity.

It is also noted that the parking areas will be permeable.

Overall, we consider that the principles of the drainage strategy are appropriate for the site however we do require more evidence to substantiate its effectiveness.

Please provide:

- Calculations to demonstrate the suitability of the drainage system at a 1:100 + climate change event.
- Infiltration test results which should be undertaken in accordance with BRE365
- Information evidencing that the correct level of water treatment exists in the system in accordance with the Ciria SuDS Manual C753
- A plan showing where exceedance flows would be routed in the event of blockages or storms exceeding design criteria
- Confirmation of who will be responsible for the maintenance of each drainage element together with maintenance schedules detailing what maintenance is required.

For more information of the information we require to assess planning applications, please refer to our checklist which can be found at: <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

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

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