



Hampshire County Council

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<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/17/00007
<i>Date</i>	10 February 2017	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Outline planning application for the erection of up to 210 residential dwellings (including affordable housing) and 0.6ha for apartments with care (C2), structural planting and landscaping, informal public open space, children's play areas, sustainable drainage system (SuDS) vehicular access from St Mary's Road and associated ancillary works. All matters reserved with the exception of the main vehicular access. at Land at Rook Farm, St Marys Road, 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:

- Works that affect ordinary watercourses that would require consent and
- Surface water drainage for major developments

Works in relation to ordinary watercourses

The proposals include works to an ordinary watercourse, under the Land drainage Act 1991, as amended by the Flood and Water Management Act 2010, that prior consent of the Lead Local Flood Authority is required for this work. This consent is required as a separate permission to planning.

It is not clear what works, if any are proposed to the watercourse. This will need to be reviewed and consent applied for at the appropriate stage.

Information on consenting can be found at the following link
<http://www3.hants.gov.uk/flooding/hampshireflooding/watercourses.htm>

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

It is strongly recommended that this information is reviewed before Land Drainage consent application is made.

Surface Water Drainage

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

- Flood Risk Assessment

The general principles of the drainage strategy are acceptable. However, further details are required in order to ensure correct advice is provided. Therefore, we advise that the following condition be applied.

No development shall take place until a full, site specific Flood Risk Assessment and surface water drainage strategy have been provided to the Lead Local Flood Authority, containing the following elements:

- Evidence showing sufficient understanding of the sensitivity of discharge points
- A summary of surface run-off calculations for rate and volume for pre and post development
- Evidence of sufficient attenuation on site for a 1 in 100 year plus climate change event
- Sufficient information on the number of steps in the SuDS management train
- Information on maintenance regimes and adoption of SuDS features

For full details of what is required please visit:
<http://www3.hants.gov.uk/flooding/hampshireflooding/drainagesystems/planning-application-guidance.htm>

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.

Please note that the mechanism for securing long-term maintenance will need to be considered and agreed between the applicant and the Local Planning Authority. This may 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.

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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