



Hampshire County Council

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Enquiries to	Scott Glover	My reference	SWM/2023/0561
Direct Line		Your reference	23/00665
Date	9 December 2024	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Erection of a 78 bed older persons care home (Use class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure. at Land on the east side of Helmsley House, Bartons Road, and west of Normandy Way, Havant(Application No. APP/23/00665

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.

This response does not reflect the position of Hampshire County Council as the Highway Authority. If there is a potential for the drainage features to be offered for adoption, this will need to be discussed separately with Highways development planning as they might not be considered acceptable by the Highway Authority.

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>

HCC as LLFA were consulted on the above application in October 2024 and provided a consultation response in our letter dated 23 October 2024. The LLFA have been re-consulted following receipt of additional and revised documents in response to our comments and in support of the discharge of conditions application.

Director of Universal Services
Patrick Blogg

The County Council has reviewed the following documents relating to the above application:

- Drainage Layout sheet 1 of 4 11063-500P NJP 08/11/24
- Drainage Layout sheet 2 of 4 11063-501P NJP 08/11/24
- Drainage Layout sheet 3 of 4 11063-502P NJP 08/11/24
- Drainage Layout sheet 4 of 4 11063-503P NJP 08/11/24
- Private Drive GA and Long Section 11063-506P Rev A NJP 08/11/24
- Existing Overland Flow Routes 11063-507P NJP 08/11/24
- Proposed Drainage Strategy Catchment Areas 11063-508P NJP 08/11/24
- Surface Water Calculations NJP 11/11/2024

Following a general review of all of the recently submitted documents relating to surface water drainage, the LLFA has the following comments:

As LLFA our primary concern is flood risk. Proposed developments should be located outside of areas of existing flood risk from any source. Our previous consultation response raised concern that the EA surface water flood maps identify an area of existing surface water flood risk within the site and the maps indicate a clear surface water flow route that coincides with the proposed footprint of the building. This is further supported by the Existing overland Flow Routes plan drawing number 11063-507P submitted by the applicant. The applicant does not appear to have considered this potential source of flooding and the submitted documents do not contain information to indicate how this existing surface water flow would be managed.

Please refer to LLFA response 23rd October 2024 for further detail. The LLFA current position regarding this application remains unchanged.

It is noted that information has been provided in response to some of the LLFA other comments. Please note a full review of the recently submitted documents has not been undertaken by the LLFA, and the LLFA does not wish to carry out further review of the drainage design and provide any further comments until the existing surface water flood risk of the site has been satisfactorily considered and addressed.

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.

Please ensure all data is sent to us via the relevant Local Planning Authority.

If you require additional guidance on providing the correct information, we recommend you use our **Surface Water Management Pre-application service** which will enable discussions with the reviewing engineer and scope out works that would address the points raised. 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 by the applicant 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
Hampshire County Council,
The Castle, Winchester, Hampshire SO23 8UD
Web:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding>

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

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/c/hangewatercourse>

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/c/hangewatercourse>