



Hampshire County Council

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Date	20 February 2024	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Demolition of existing dwelling and replacement with 4No. 2bed, 8No. 3bed and 3No. 4bed dwellings. at Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH(Application No. APP/23/01078

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>

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

- Flood Risk Assessment (Bellamy Roberts, 22/12/23)

The site is predominantly in Flood Zone 1, with a tidal flood risk at the southern part of the site which is in Flood Zone 2 and 3. The Environment Agency should be consulted. The site is at very low risk of flooding from surface water.

Director of Universal Services
Patrick Blogg

The drainage strategy is to attenuate runoff and discharge it to an existing surface water sewer, as infiltration testing did not show favourable infiltration rates.

No details have been provided of any agreement to connect to the sewer. The sewer discharges directly to the sea from this location, however no details of existing capacity or allowable discharge rate have been provided. The flow control devices are potentially small enough to be at regular risk of blockages. Vortex flow control devices should be considered to ensure a larger orifice size.

An alternative solution would be to provide a new private outfall directly to the sea. This would not need any agreements with sewerage undertakers or flow restrictions. Consideration of a surcharged outfall and the effect on necessary attenuation storage would be required.

Flood exceedance flow routes should be shown on a plan, demonstrating that the development remains safe if the surface water drainage system fails.

Gullies, pipework and tanks do not provide sufficient treatment of the runoff. Further consideration of suitable mitigation is required.

Maintenance information has been considered for tanks only.

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

- Confirmation of sufficient existing capacity in the surface water sewer, and allowable discharge rates into the sewer; or
- Provision of a new private surface water sewer and sufficient storage for if the outfall is submerged.
- Flow control orifices to be larger to reduce the risk of blockages (>50mm).
- Revised calculations/layout as necessary.
- Flood exceedance flow routes on a plan.
- A full assessment of suitable mitigation for the runoff pollution hazard.
- Maintenance information for all parts of the drainage system is required, including flow control devices and any additional SuDS required.

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,



Thomas Callaway
Senior FWM Project Officer

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.