



Hampshire County Council

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<i>Direct Line</i>	03707 798982	<i>Your reference</i>	APP/21/00989
<i>Date</i>	15 August 2022	<i>Email</i>	Swm.consultee@hants.gov.uk

Dear Sir/Madam,

Outline planning application for the development of 150 dwellings (3-bed; 4-bed and 5-bed dwelling houses and 1-bed and 2-bed apartments) addressing layout, scale and access, including biodiversity enhancements and buffers and species-specific enhancements, SUDS and car parking (with appearance and landscaping matters reserved). at Cabbagefield Row, opposite 123-133, Swanmore Road, Havant(Application No. APP/21/00989

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 and Drainage Strategy Report 303795 (Scott White and Hookins, June 2022)

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

Our initial consultation response requested further information on the detailed drainage layout, detailed hydraulic calculations and exceedance flow routes. We also requested written confirmation that permission has been granted by the third-party landowner to discharge surface water flows through that land to the watercourse.

Ground investigation findings do not appear to support infiltration for surface water drainage at this location. Discharge of surface water to the watercourse to the west is considered the next most suitable option. Two discharge locations are proposed due to the large site area.

The proposed outfalls have been designed to restrict the discharge to the 1 in 100 year greenfield runoff rate. Network calculations have been provided for the 1 in 1, 1 in 30 and 1 in 100 year storm event. We require evidence of discharge rates for the 1 in 30 year storm event not exceeding the corresponding greenfield runoff rates, and also evidence that no flooding occurs for this event. Having reviewed the calculations, this may require additional storage and changes to the flow control devices.

There is a warning on the calculations sheet for greenfield runoff rate, and a quick check using the HR Wallingford greenfield runoff rate estimation tool suggests that rates for this site may be slightly lower than the rates used for the design.

Water quality/treatment information and typical SuDS maintenance details have been provided. Exceedance flow routes are still required on a drainage layout.

A statement has been provided in the Flood Risk Assessment and Drainage Strategy confirming that the land between the proposed development site and the watercourse is also owned by the site landowner.

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

- Confirmation of the suitability of the estimated greenfield runoff rates.
- Hydraulic calculations showing that proposed surface water discharges from the site do not exceed the equivalent greenfield runoff rate for each storm event.
- Exceedance flow routes are to be shown on the drainage layout. Any flooding extents should also be shown (only acceptable for the 1 in 100 year storm event plus climate change allowance where properties are not affected).

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.

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>