



Hampshire County Council

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<i>Date</i>	24 March 2022	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area (Resubmission of APP/18/00724) (30.6.21). Request to Discharge Condition Nos. 3, 4, 6, 7,11,12, 13, 14, 20, 22, and 23 (recd 5.7.21 at Land at Sinah Lane, Hayling Island(Application No. APP/20/01093

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.

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:

- Attenuation Lagoon – Anti-Flotation Calculation - 10162
- Surface water Drainage Outfall Plan – 10162/1016 Rev. T11
- Drainage Plan Sheet 1 – 10162/1061 Rev. T19
- Drainage Plan Sheet 2 – 10162/1062 Rev. T17
- Drainage Plan Sheet 3 – 10163/1063 Rev. T16
- Drainage Plan Sheet 4 – 10162/1064 Rev. T17
- Private Drainage Construction Details Sheet 1 of 2 – 10162/1071 Rev. T2
- Flotation Calculations FW Pump Wet Well – 10162/1101 Rev. T2
- Flotation Calculations FWMH39 – 10162/1102 Rev. T1

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

- Flotation Calculations FWMH45 – 10162/1103 Rev. T1
- Flotation Calculations 900mm Sewer – 10162/1104 Rev. T1
- Flotation Calculations Modular Storage Tank Central Storage Tank – 10162/1105 Rev. T1
- Flotation Calculations Modular Storage Tank Northern Storage Tank – 10162/1106 Rev. T1
- Flotation Calculations SW Pump Wet Well – 10162/1107 Rev. T1
- Letter from Southern Water dated 06 January 2021 – DS_AOS104-114538 (002589)
- Drainage Technical Note (3rd Issue: 28 January 2022) – 10162

Flotation calculations have been provided to demonstrate that the drainage features will function with high groundwater levels. Please note that while these calculations have been provided, the cellular storage tanks do require concrete slabs to ensure they are appropriately weighted. This is as detailed in the calculations but is not highlighted on the drawings.

The drainage technical note has provided clarification of the maintenance responsibilities for the remaining features highlighted previously.

Confirmation and details have been provided in relation to the lining being provided for the attenuation basin and low flow channel. Given that this also have a non-return valve hydrobrake at the downstream end, this should ensure capacity is not affected by high groundwater or tidal influences.

The drainage plans now show the inclusion of a filter drain in the areas where existing property gardens back onto the proposed properties. This is in response to concerns raised regarding overland flows from or towards the new development ponding at the boundary without being able to dissipate. This is in addition to the primary drainage system which has been designed to take all impermeable areas from the development up to and including the 1:100 + climate change.

The filter drain is to provide a collection and dissipation feature rather than positive drainage so while there is likely to be some interaction with groundwater levels, this is the same as the current situation and over time the water would disperse around the periphery. As such, we consider this feature appropriate.

Based on the information provided, we have no objection to the discharge of condition 12.

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.

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. Responsibility for the performance of the drainage system remains with the designers and / or adopting body.

Yours faithfully,



Flood and Water Management Team
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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/cangewatercourse>

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/cangewatercourse>