



Hampshire County Council

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Direct Line	03707 798982	Your reference	APP/20/01127
Date	9 June 2022	Email	Swm.consultee@hants.gov.uk

Dear Sir/Madam,

Application for full planning permission, pursuant to APP/16/01237, for the redevelopment of the holiday site including the demolition of redundant chalets, use of land for the siting of 112 holiday caravans with areas of open recreational space, cease the use of the land for pitch and putt purposes and retain the remaining pitch and putt area as a managed wildlife area including the provision of an ecology bund & ditch, landscaping, the siting of three bird hides with bat roost in their roof spaces and a mown 'circular wildlife walkway'. (Approved 21/10/2021). Request to discharge condition No/s 3, 4, 5, 7, 9 and 18 (04/01/2022). Request to discharge condition no 8 (01/03/2022). Request to discharge conditions 6, 12, 14, 16 (received 15/03/2022). Request to Discharge Conditions at Mill Rythe Holiday Village, 16 Havant Road, Hayling Island, PO11 0PB (Application No. APP/20/01127)

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>

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

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

- Flood Risk Assessment & Drainage Strategy (Avison Young, 12/2020)
- 3877-811 Proposed Surface Water Scheme (A&M Architectural Partnership Limited, 1/2022)
- 3877-812 Proposed Surface Water Details (A&M Architectural Partnership Limited, 1/2022)
- J-11713 3001/3002 Rev.A Surface Water Drainage (Nijhuis Industries, 8/2017)
- Micro Drainage Calculation for trenches (H2OK Systems Limited, 6/2018)

Condition 14 states:

14 No development shall commence on site until details of a scheme for foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding. Where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- i) Specify the responsibilities of each party for the implementation of the SUDS scheme
- ii) Specify a timetable for implementation
- iii) Provide a management and maintenance plan for the lifetime of the development. This will include the condition of the existing ditch, which will take surface water from the development site, should be investigated before any connection is made. If necessary, improvement to its condition as reparation, remediation, restitution and replacement should be undertaken. Evidence of this, including photographs should be submitted. In addition details of the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The development shall be carried out in accordance with the approved details before any part of the development is occupied and shall be retained thereafter.

Reason: To ensure adequate provision for drainage in accordance with the NPPF and in accordance with policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011.

Hampshire County Council as Lead Local Flood Authority **can only comment on the surface water drainage aspects** of this application, the suitability of the proposed foul drainage must be determined by other authorities.

The proposals consider that the impermeable area of the development site is a reduction on existing impermeable areas. Surface water is to drain to infiltration trenches that convey flows to outfalls discharging to the adjacent ditch on the northern boundary. Calculations have been provided showing that the 1 in 100-year storm event plus an allowance for climate change may be

contained within the system, providing betterment in accordance with the previously approved drainage strategy. Sufficient water quality and maintenance details for the surface water drainage system are provided in the FRA & Drainage Strategy. As noted in the supporting information, the outfalls will require consent from this authority, separate to any planning approval.

We consider that the information provided is sufficient to address our comments and as such we have no objection to this application to discharge the surface water drainage element of Condition 14.

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

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>