



Hampshire County Council

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<i>Date</i>	22 March 2022	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Demolition of Nos 61-69 Fathoms Reach (inclusive) and development of 51 dwellings, to include 19 No. 2 bed, 18 No. 3 bed, 4 No. 4 bed, 3 No. 1 bed apartments and 6 No. 2 bed apartments, with play area and associated infrastructure; new vehicular and pedestrian access to Fathoms Reach and footpath link to Southleigh Grove; includes works to trees the subject of Tree Preservation Order No.1249. At Land to the rear of 49 - 71, Fathoms Reach, Hayling Island.

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:

- Flood Risk Assessment and Drainage Strategy; Doc ref: 16117-HYD-XX-XX-RP-D-5001; dated: 30th November 2021.
- DRAINAGE STRATEGY; DRAWING NO: 166117-HYD-XX-XX-DR-D-2200; REVISION: P02; dated: 26/11/21.
- Desk Study and Ground Investigation Report; Doc ref: 16117-HYD-XX-XX-RP-GE-1000; dated: 19th February 2021

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

The information submitted by the applicant in support of this planning application indicates that surface water runoff from the application site will be managed through permeable paving and cellular storage tanks. Additionally, surface water will be discharged at a discharge rate of 2.7 l/s into the surface water public sewer network at Fathoms Road.

The connection with the public sewer network raises some concerns as the applicant is disregarding the drainage hierarchy for surface water management. Considering that the watercourse is receiving surface water from the land the applicant should mimic the existing drainage pattern to avoid increasing surface water flood risk elsewhere.

The submitted boundary line, topographical survey and drainage strategy indicate that there is a watercourse just outside the site boundary. Watercourses are historically considered to form the boundary and are likely to be there to provide for drainage of the adjoining land. As such, further information is required regarding the usage of this watercourse, confirmation of riparian responsibilities and review of the drainage strategy which we believe should consider discharge to the watercourse prior to other options. Further information in relation to riparian responsibilities can be found on our website: [Reducing flood risk | Hampshire County Council \(hants.gov.uk\), https://documents.hants.gov.uk/flood-water-management/HCCFloodRiskManagement-Landowners.pdf](https://documents.hants.gov.uk/flood-water-management/HCCFloodRiskManagement-Landowners.pdf)

Furthermore, the outfall pipe to the sewer is very long, and it also goes through land which is owned by a third party. This would require fully agreement from the relevant authorities authorising the passage of any drainage asset through the footpath and Fathoms Road. Additionally, this connection would need to be adopted and maintained by a suitable body and further information will be required in relation to this.

The applicant is proposing to discharge surface water runoff into the public sewer network, however, there is no information within the planning website which demonstrates that the asset owner (Southern Water) has agreed to the proposed discharge rate and connection. Failure to secure this agreement is likely to necessitate in the need to review the drainage proposals for the application, which may have implications for the drainage proposals, proposed quantum and layout of the proposed development.

Considering that this is an application for full planning permission and the layout will be fixed, the above issues should be carried out at this stage and not through planning conditions. This is to demonstrate that the application site has a secure outfall to dispose surface water runoff, and to demonstrate that the proposed development will not increase surface water flood risk on and off site.

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.

For guidance on providing the correct information, we recommend you use our **Surface Water Management Pre-application service** which provides clear guidance on what is required for us to recommend that planning permission is granted and consider the works as best practise. 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 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
Economy, Transport & Environment Department,
Hampshire County Council, 1st Floor, EII Court West,
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>