



Hampshire County Council

Economy, Transport and Environment Department
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Enquiries to	Santiago Manzanero	My reference	SWM/2020/0052
Direct Line	0370 779 8301	Your reference	APP/20/00015
Date	15 March 2022	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Demolition of retail unit and associated outbuildings and construction of a 3 storey building consisting of 1No retail unit with 4No one bedroom flats fronting Elm Grove and a 3 storey, sheltered housing, building consisting of 19No one bedroom and 20No two bedroom assisted living accommodation with associated car parking and external works to the rear. Request to discharge conditions 12 (construction method statement) & 15 (foul and surface water drainage) received 15/02/2022. At 108-110 Elm Grove, Hayling Island, PO11 9EN.

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:

- Surface Water Management; DRAWING NO: SW.01; JOB NO: 30666; REVISION: P2; dated: 14-02-22.

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 a swale, permeable paving and attenuation tanks. Additionally, surface water runoff will be discharged at 5.0l/s into the adjacent

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

surface water public sewer network at Elm Grove. This is acceptable in principle since it was proposed and agreed with planning permission APP/20/00015.

We note that the applicant has reviewed the drainage proposals and the pumped system has been removed, which is acceptable and in accordance with best practice.

However, since the drainage proposals have been reviewed with this discharge of conditions planning application, at this stage we **request**:

- Detailed drainage layout drawings at an identified scale indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths and gradients.
- Detailed hydraulic calculations for all rainfall events, including the listed below. The hydraulic calculations should take into account the connectivity of the entire drainage features including the discharge location. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features should have the same reference that the submitted drainage layout.
- Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

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 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.

Our formal response dated 14th July 2020 also required a maintenance and management plan for the surface water drainage system which should be submitted prior of the first occupation of any of the proposed dwellings.

Until the aforementioned information is submitted, we are unable to recommend that condition 15 of planning permission APP/20/00015 can be fully discharged.

We have no comments to make for 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.

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,

A handwritten signature in black ink, appearing to be 'PP' followed by a stylized name.

Flood and Water Management Team
Economy, Transport & Environment Department,
Hampshire County Council, 1st Floor, Ell 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>