Hampshire County Council

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Date	26 March 2021	*Email*	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Reserved Matters application pursuant to outline permission 54139/001 for the development of 43 dwellings details of appearance, landscaping, layout and scale. Including the discharge of conditions 4,5,8,10,11,16,18 and 19 pursuant to 54139/001 at Reserve Housing Site, Lovedean Lane, Horndean, Waterlooville.

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:

- Technical Note – Discharge of Planning Conditions; Project Number: 232246; dated: 16 February 2021.
- Flood Risk Assessment; Project Number: 23246; dated: 08th September 2020.
- Proposed Drainage Strategy Sheet 1 & 2; Drawing No: 201/202 C/D; dated: Dec 2020.
- Proposed Drainage Maintenance Plan Sheet 1 & 2; Drawing No: 211/202 B/C; dated: Jan 2021.
- Construction Details Sheet 1 & 2; Drawing No: 501/502; dated: Jan 2021.

- SW Drainage Southern System CAUSEWAY calculations; dated: 28/01/2021.
- SW Drainage Northern System CAUSEWAY calculations; dated: 29/01/2021.

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 storage crates tanks. Additionally, surface water will be discharged to the public surface water network beneath Lovedean Lane (2.0l/s) and James Copse Road (5.0l/s). This is acceptable in principle since it was proposed and agreed with the outline planning permission 54139/001.

However, there is not information within the planning website which demonstrate that Southern Water has agreed to the proposed discharge rates and connections. This was also requested in our formal response dated 16th June 2020 as a pre-commencement planning condition.

While we have agreed to the proposed discharge rates, Southern Water **must** be consulted at this stage since 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.

Bearing in mind the importance of this, we **request** fully written agreement from Southern Water for the proposals including the proposed discharge rates and connections.

Providing the proposed discharge rates and connections are fully agreed, the general principles of the surface water drainage proposals are considered acceptable subject to the following planning condition:

1. The drainage system shall be constructed in accordance with the approved documents. Surface water discharge to the public sewer network shall be limited to the discharge rates agreed with Southern Water. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority and Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Providing the proposed discharge rates and connections are fully agreed, the County Council as the Lead Local Flood Authority would have **no objection** for conditions 4, 5 & 16 of outline planning permission 54139/001 to be discharged

We would also recommend that the applicant is directed to our website http://www3.hants.gov.uk/flooding/hampshireflooding/drainagesystems.htm for further information on recommended surface water drainage techniques.

Please note that Hampshire County Council as Lead Local Flood Authority will not comment on the fluvial systems as these are outside our remit.

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, please review the checklist and associated guidance document available on our website.

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: http://www3.hants.gov.uk/flooding/watercourses.htm

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 http://www3.hants.gov.uk/flooding/hampshireflooding/watercourses.htm

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 manor. For full information please visit: https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/WatercoursePreApplication*