



Hampshire County Council

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<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/14/01225
<i>Date</i>	23 October 2015	<i>Email</i>	Swm.consultee@hants.gov.uk

Dear Sir/Madam,

Outline application with all matters reserved for demolition of existing buildings and redevelopment of site to erect 130No. apartments and 1126sqm of ground floor commercial/retail space (Use Classes A1-A5 and B1(a)) and associated service, access and 58 private residential basement parking spaces (indicative height of building between five and thirteen stories). at Market Parade Development Site, Market Parade, Havant

Thank you for consulting us on the above planning application. Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application as our statutory consultee role in relation to works that affect ordinary watercourses that would require consent and surface water drainage for major developments.

Works in relation to ordinary watercourses

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 of the Lead Local Flood Authority is required for this work. This consent is required as a separate permission to planning.

Information on 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.

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

Surface Water Drainage

We have reviewed the following information in relation to the planning application:

Flood Risk assessment parts 1,2,3,4,5,6 and 7

As this is still just an outline proposal for a development, the general principles for the surface water drainage proposals are acceptable, however, we would recommend that further information on the proposals be submitted as part of a more detailed design phase.

Further details would be required on the following points:

- The existing flow paths and drainage network of the pre-developed site, showing evidence that the surface water sewers do indeed end up discharging into the Lavant, in order to understand the sensitivity of the receptor.
- Any information on areas that may have been affected by existing failures in the existing drainage regime.
- Results of the proposed drainage survey
- As per the guidance for SuDS, the site should be subject to a drainage hierarchy, with a starting assumption that surface water drainage can be dealt with on site. Therefore, as this is not being proposed, evidence that the site is not suitable for any level of infiltration, and results of infiltration tests undertaken to determine this should be provided.
- A comparison of the pre and post development run off rates and volumes, to ensure that the post development rates do not exceed the current levels.

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.

Please note that the mechanism for securing long-term maintenance will need to be considered and agreed between the applicant and the Local Planning Authority. This may 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.

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.

Kind Regards

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