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<i>Date</i>	31 March 2022	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Outline application for erection of up to 29 dwelling units and associated highway works with all other matters reserved. at Land north of Oysters, Station Road, 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:

- Drainage Strategy; ref: A21078; dated: October 2021.
- Flood Risk Assessment; ref: A21078; dated: October 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, an attenuation swale and an attenuation pond. Additionally, surface water will be discharged into the local watercourse at 3.7 l/s (Q_{BAR}). This is acceptable in principle since the underlying geology will most likely make infiltration infeasible at the site.

While the information submitted by the applicant indicates that surface water runoff will be discharged into the local watercourse, the drainage layout

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

suggests that surface water will be discharged into an existing balancing pond. This raises some concerns as the balancing pond is outside the application boundary, it is unclear whether the pond is currently receiving surface water from the site, and the applicant has not submitted any information on the existing pond and local watercourses to demonstrate that the proposed discharge rates can be managed.

The information submitted by the applicant indicates that the watercourse at the south of the application site will be culverted or diverted due to secure by design constraints on the proposed units. This is something that we would not normally support as existing watercourses should be kept as open channels with only culverts for access roads. Additionally, the proposals for culverting/diverting will require Ordinary Watercourse Consent and the reasons for these modifications are not clear on the submitted report.

The information submitted by the applicant in support this planning application has not fully satisfied the LLFA and does not assure us that surface water and local flood risk have been adequately taken into account. Nevertheless, considering that this is an outline planning application with approval sought of the site access, and bearing in mind that there is a potential for the applicant to discharge surface water into the local watercourses or sewers, at this stage the County Council as the Lead Local Flood Authority has **no objection** to the proposals subject to the following planning conditions:

1. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Drainage Strategy; ref: A21078, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - a. A technical summary highlighting any changes to the design from that within the approved Drainage Strategy.
 - b. 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.
 - c. 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.
 - d. Evidence that Urban Creep has been considered in the application and that a 10% increase in impermeable area has been used in calculations to account for this.
 - e. Confirmation on how impacts of high groundwater will be managed in the design of the proposed drainage system to ensure that storage capacity is not lost, and structural integrity is maintained.
 - f. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.

- g. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
2. The condition of the existing watercourse/balancing pond/sewer, 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. If necessary, evidence that the asset owner has agreed to the discharge rate and connection should be submitted before any connection is made.
 3. Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;
 - a. Maintenance schedules for each drainage feature type and ownership.
 - b. Details of protection measures.

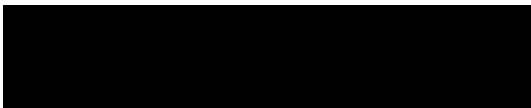
As a statutory consultee, the County Council has a duty to respond to consultations within **21 days**. The 21 day period will not begin until we have received sufficient information to enable us to provide a meaningful response.

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,
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 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>