



Hampshire County Council

Economy, Transport and Environment Department
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Enquiries to	Sarah Reghif	My reference	SWM/2019/0307
Direct Line	07809 595509	Your reference	APP/19/00324
Date	23 June 2020	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

**Demolition of existing dwelling and business units and construction of a
2/3
storey building to provide 19 flats and 2 commercial units with vehicle
and bicycle parking and a bin store. at 5-7 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 additional information relating to the above application:

- Existing Site Runoff Calculations revB
- Proposed Site Runoff and Tank Design Calculations revB
- New Storm Water Pipework Size Check
- Drainage Assessment Report dated 07/05/20
- Drainage General Arrangement ref: 414406-100P7

The drainage proposals have been amended such that a single discharge point is proposed limited to the existing brownfield runoff rates. This is proposed to be a complex flow control limited to the brownfield rates of the relevant storm events. It is not clear how this will work in practise and there is a risk that the flow control will not be able to provide the complex control identified to ensure flows are limited to the required flow rates.

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

There is still a small section of the plot that is not showing any drainage connections. I believe this is on the eastern edge but it is on the bottom of the drainage drawing and there is no north point shown. Given this is such a small area and the levels are such that it could be connected we can defer this detail to the next stage.

There are some concerns with the layout of the pipework particularly at the periphery of the car park. This will lead to maintenance issues through siltation and will also affect the hydraulics of the system which have not been assessed. We would usually expect to see an inspection chamber or manhole included whenever there is a change in direction of the pipe. This will need to be addressed as part of the next submission.

The level of information provided is still below the standard we would expect to see for a full planning application but given it is a brownfield site with minimal change in impermeable areas and some flexibility in terms of levels, we feel that there is some scope to amend the drainage design in future without affecting the building layouts.

Therefore on this occasion we are prepared to accept conditions to address the further work required on the drainage proposals. Please note, this flexibility is only for this specific site and we will not accept such a high level of information at this stage unless there are exceptional circumstances in future.

We recommend that the following conditions are applied.

- 1.No development shall begin until a detailed surface water drainage scheme for the site, based on the principles outlined under planning reference APP/19/00324, 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 documentation submitted under APP/19/00324.
 - b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
 - c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
 - d. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
- 2.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 maintenance schedules for each drainage feature type and ownership

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
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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.