



Hampshire County Council

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Enquiries to	Vicki Westall	My reference	SWM/2019/0114
Direct Line	01962 846730	Your reference	APP/15/01435
Date	2 August 2019	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Re: Response 2 - Outline application for residential development (175 dwellings) with associated infrastructure.(01.12.16). Request to discharge condition No. 4,6,10,11,12 and 13 (22.01.19). at Land south of Bartons Road, Havant

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>

Planning consent with conditions was previously given for this site and the following condition relates to that of the surface water drainage:

Condition 6:

No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all of the following matters have been submitted to and approved in writing by the Local Planning Authority:

- (i) foul and surface water drains and sewers proposed to serve the development;*
- (ii) any other methods of surface water disposal (i.e. Sustainable Urban Drainage Systems)*
- (iii) any other proposed ancillary drainage works/plant (e.g. pumping stations).*

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

Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

The County Council has reviewed the following documents relating to the above application:

- *Flood Risk Assessment and Preliminary Surface Water Drainage Strategy* by C&A Consulting Engineers dated Dec 2015
- *Phase 1 External Levels Sheet 1 of 3 dwg no. C85850/D160*
- *Phase 1 External Levels Sheet 2 of 3 dwg no. C85850/D161*
- *Phase 1 External Levels Sheet 3 of 3 dwg no. C85850/D162*
- *Phase 2 External Levels Sheet 1 of 5 dwg no. C85850/D170*
- *Phase 2 External Levels Sheet 2 of 5 dwg no. C85850/D171*
- *Phase 2 External Levels Sheet 3 of 5 dwg no. C85850/D172*
- *Phase 2 External Levels Sheet 4 of 5 dwg no. C85850/D173*
- *Phase 2 External Levels Sheet 5 of 5 dwg no. C85850/D174*
- *Phase 1 Flood Route Plan dwg no. C85850/D112*
- *S104 Surface Water Outfall Route dwg no. C85850_D124*
- *S104 Surface Water Outfall Route Long Sections dwg no. C85850_D125*
- *S104 & S185 Adoptable Drainage Details dwg no. C85850_D107*
- *Flow Control Details S116 dwg no. C85850/108*
- *S38 Adoptable Road Layout dwg no. C85850/100*
- *Typical Cross Section of Road 1 Drainage dwg no. C85850/SK114*

In order for us to provide a substantive response, please provide the drainage plans for phases and 1 and 2. These can then be reviewed against the external levels drawings and hydraulic calculations in the report which has already been provided.

The bullet points below set out further requirements for the application.

- **Maintenance regimes** of the entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element. **Evidence** that those responsible/adopting bodies are in discussion with the developer. For larger/phased sites, we need to see evidence of measures taken to protect and ensure continued operation of drainage features during construction.
- Evidence that **enough storage/attenuation** has been provided without increasing the runoff rate or volume. This must be shown for a 1 in 100

year plus climate change event – **This will be reviewed on receipt of drainage plans for Phase 1 and 2**

- 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.

We require this further information before we can make a decision on whether to recommend to the Local Planning Authority that planning permission is granted.

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.

This is our **second response** to this consultation. If the above listed material is not supplied in full, a third response will be issued recommending that planning permission be refused on the grounds of insufficient information.

Please ensure all further information 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, Ell 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.

***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>