



Hampshire County Council

Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Santi Manzanero	My reference	SWM/2019/0615
Direct Line	01962 846730	Your reference	APP/19/00703
Date	20 August 2019	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Part-demolition of Building 1000 and associated works; the erection of new flexible use industrial units; and a new parking layout with associated works to layout and access at Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA

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:

- *Flood Risk Assessment and SUDS Strategy; Ref: 88/1982; dated 2nd July 2019.*

We have reviewed the submitted information and **request** that the applicant provides additional information on the proposed surface water management strategy.

It is our understanding that surface water runoff from the proposed development areas will be managed through permeable, cellular tanks and oversized manholes/pipes. Furthermore, surface water will be discharged through the existing drainage strategy and discharge locations: Main River for

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

areas 3 and 4, and existing surface water sewer for areas 1 and 2. While this is acceptable in principle, we still require the following information bearing in mind that this is a planning application for full planning permission.

We note that no hydraulic calculations have been submitted with the drainage layout. Bearing in mind that this is a full planning application, the applicant should submit detailed hydraulic calculations to show the expected performance of the proposed drainage system, including any drainage feature that will be used, for all rainfall events. This should demonstrate that the proposed drainage system can manage surface water runoff at the proposed discharge rates without increasing flood risk on or off site, considering existing and proposed catchments areas, flows and drainage features. Therefore, we request:

- **Detailed hydraulic calculations** for all rainfall events including those with a 1 in 100 (plus 40% climate change allowance) annual probability of occurrence. The hydraulic calculations should consider existing and proposed catchments areas, flows and drainage features and take into account the connectivity of the different drainage features, including discharge points. They should have the same reference for drainage features as the submitted drainage layout plan.
- **Detailed drawings**, detailed drainage layout plan showing the proposed drainage system, the catchment areas and referenced drainage features. This should include pipe runs, sizes, inverts/cover/bed levels, proposed catchment areas and gradients.

It is unclear from the information submitted by the applicant where area 2 is discharging surface water, and there is no information about the asset owner of that system. The drawing number 8/1982 states: contractor to investigate the final discharge point of the existing sewer S106 approval may be required to discharge area 2 into the sewer.

However, bearing in mind that this is a full planning application, at this stage the applicant should carry out the investigations, and submit agreements in principle with the asset owner for the proposed discharge rate and connection. We also require agreements in principle for discharges rates/connections for area 1 (Southern Water) and areas 3 & 4 (Environment Agency).

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.

This is our **first response** to this consultation. If the above listed material is not supplied in full, a second response will be issued requesting the

outstanding information. If the relevant documentation is not supplied following the second request, we will recommend that the planning application be refused on the grounds of insufficient information.

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, 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.

*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/WatercoursePreApplication>*