



Hampshire County Council

Economy, Transport and Environment Department
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Enquiries to	Vicki Westall	My reference	SWM/2019/1028
Direct Line	01962 846730	Your reference	APP/18/01226
Date	1 May 2019	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Re: Response 1 - Construction of an 81bed, four-storey hotel (Class C1), associated car-parking, landscaping and ancillary works at Land off Larchwood Avenue (Former Stantons Yard), Larchwood Avenue, 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>

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

- *Drainage Strategy Statement (Curtins Ref:068960, Rev V05, Revision Date: 11/10/2018)*
- *Levels Plan-Proposed (drwg no: 4231-AL(0)115-REV.B)*

The general principles for the surface water drainage proposals are acceptable, however we would require the following information to provide a substantive response;

- 1.The drainage plan and the Microdrainage calculations are not referenced against each other. We require pipe numbers to be indicated on the drainage drawing. The Microdrainage calculations do not include the

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

following input and output information for the modelling. The complete model is required to be able to assess drainage capacity;

- I. Permeable paving details (depth, size etc) for each permeable area
 - II. Orifice plate details (in Microdrainage model)
 - III. Pipe references (on the drainage drawing)
 - IV. Cellular attenuation tank details(in Microdrainage model)
 - V. Hydrobrake manhole detail (in Microdrainage model)
 - VI. Results for 1 in 100 year plus 40%CC allowance (in Microdrainage model)
- 2.It should be noted that SW confirmed 5 l/s surface water runoff discharge from this site, therefore the discharge rate from this site should not be higher than 5 l/s for 1 in 100 plus 40%CC allowance.
 - 3.There is no information provided for the maintenance regime of the drainage system. Please submit maintenance regime of the entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element.
 - 4.Exceedance flows are considered in the event of the pipe being non-operational. We require evidence that Exceedance flows and runoff in excess of design criteria have been considered - calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow.

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 **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>