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|--------------|-----------------|----------------|----------------------------|
| Enquiries to | Thomas Callaway | My reference   | SWM/2022/0679              |
| Direct Line  | 03707 798982    | Your reference | APP/22/01039               |
| Date         | 10 January 2023 | Email          | swm.consultee@hants.gov.uk |

Dear Sir/Madam,

**Construction of 6no. industrial units, within Use Classes B2, B8 and E(g), following demolition of existing buildings, to incorporate, access, parking, landscaping, and associated works. at 36 New Lane, Havant, PO9 2JL(Application No. APP/22/01039**

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.

This response does not reflect the position of Hampshire County Council as the Highway Authority. If there is a potential for the drainage features to be offered for adoption, this will need to be discussed separately with Highways development planning as they might not be considered acceptable by the Highway Authority.

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 & Drainage Strategy Report (Baynham Meikle Partnership Limited, August 2022)

The site is within Flood Zone 1 and is at very low risk of flooding from surface water. The site has previously been developed.

Director of Universal Services  
**Patrick Blogg**

Infiltration testing has not been undertaken and an assumed rate has been used for the surface water drainage design. Soakaways and permeable paving have been considered suitable for the site, however the drainage strategy also refers to a possible discharge to a nearby watercourse.

Without evidence in the form of infiltration testing and winter groundwater monitoring results, an infiltration strategy should not be approved. A detailed strategy has not been considered for an attenuated drainage system with a restricted discharge to a watercourse. Peak rainfall allowances should also be considered for the 1 in 30 year storm event in the network calculations. Flood exceedance flow routes should be shown on a plan.

Basic maintenance information has been provided but no assessment of water treatment in accordance with the simple index approach has been included.

In order for us to provide a substantive response, the following information is required:

- A single detailed surface water drainage strategy for approval.
- Infiltration testing and winter groundwater monitoring results to support and infiltration strategy; or a detailed attenuation/restricted discharge to watercourse strategy.
- Further detail on the existing surface water drainage arrangements.
- Calculations to consider peak rainfall allowances for the 1 in 30 year event as well as the 1 in 100 year storm.
- Flood exceedance flow routes are required.
- Water treatment information in accordance with the simple index approach is required.
- Maintenance information may need to be amended depending on any changes in strategy.

**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.

Please ensure all data is sent to us via the relevant Local Planning Authority.

If you require additional guidance on providing the correct information, we recommend you use our **Surface Water Management Pre-application service** which will enable discussions with the reviewing engineer and scope out works that would address the points raised. 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 by the applicant as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Yours faithfully,



Thomas Callaway  
Senior FWM Project Officer

### **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/cangewatercourse>