



Hampshire County Council

Economy, Transport and Environment Department
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Enquiries to	Vicki Westall	My reference	SWM/2018/0690
Direct Line	01962 846730	Your reference	18/00725/FULL
Date	26 July 2019	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Re: Response 2 - Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area at Land at Sinah Lane, 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 documents relating to the above application:

- Floor Risk Assessment Revision A – June 2018
- BSO/E4513/012 A – Drainage Strategy – Sheet 1 of 2
- BSO/E4513/032 A – Drainage Strategy – Sheet 2 of 2
- BSO/E4513/026 A – Flood Exceedance Plan – Sheet 1 of 2
- BSO/E4513/027 A – Flood Exceedance Plan – Sheet 2 of 2
- Hydraulic Calculations by RCP

The general principles for the surface water drainage proposals are acceptable; we would recommend that further information on the proposals be submitted as part of a more detailed design phase. Therefore, we recommend the following condition

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

No development shall take place until a detailed surface water drainage strategy has been provided to the Lead Local Flood Authority, containing the following elements:

- A detailed maintenance schedule of the entire surface water drainage system including individual SuDs features.
- Provide the maintenance management companies details and **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).

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.

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>