



# Hampshire County Council

Economy, Transport and Environment Department  
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|              |               |                |                                                                            |
|--------------|---------------|----------------|----------------------------------------------------------------------------|
| Enquiries to | Vicki Westall | My reference   | SWM/2019/0307                                                              |
| Direct Line  | 01962 846730  | Your reference | APP/19/00324                                                               |
| Date         | 7 May 2019    | Email          | <a href="mailto:swm.consultee@hants.gov.uk">swm.consultee@hants.gov.uk</a> |

Dear Sir/Madam,

**Re: Response 1 - Demolition of existing dwelling and business units and construction of a 2/3 storey building to provide 19 flats and 2 commercial units with vehicle and bicycle parking and a bin store. at 5-7 Station Road, 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:

- *Construction of a 2/3 storey building to provide 19 residential units and business units with vehicle and bicycle parking and a bin store, Planning Statement, Ref H/228/ID (February 2018)*
- *Additional Local Requirement Reports to accompany planning application APP/19/00324*
- *Drainage Layout 1210 Rev. A*

The drainage proposals are very high level and at this stage we would expect a full drainage scheme to have been developed including pipe runs, sizes and

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

inverts. Drawings should include site proposals; site; plans of surface water drainage and any SuDS features within the scheme. The drawings provided are schematic and provide insufficient level of detail, which do not allow this application to be considered fully.

In order for us to provide a response, please provide a suitably detailed Flood Risk Assessment and drainage strategy containing all of the items on our checklist which can be found at: <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

**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>*