



Hampshire County Council

Economy, Transport and Environment Department
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Enquiries to	Vicki Westall	My reference	SWM/2019/0296
Direct Line	01962 846730	Your reference	APP/18/00530
Date	30 August 2019	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Construction of 21No. one and two bed apartments in a 2 storey extension fronting onto Prince George Street, together with the provision of infill flexible use (Classes A1/A2/A3) commercial floorspace to North Street frontage, following the demolition of existing 1 and 2 storey retail development to rear. at North Street Arcade, 1-3 North Street Arcade, 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 dated August 2019

The primary concern with this site is that the drainage information is extremely limited. There are no pipe sizes or levels on the existing or proposed drainage plans and there are no calculations to demonstrate that the site can manage the different rainfall events and there is no evidence that the existing drainage network is sound. Even if the impermeable area remains the same (or decreases), we still need to understand what capacity is within the drainage system and that the site can be brought up to suitable design standard.

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

As a minimum, the 1:1, 1:30 and 1:00 + climate change needs to be assessed.

Therefore, the following information still needs to be provided

- Background information on the proposed design. Including site plans
- of surface water drainage strategy and any SuDS featured in the scheme
- Evidence of and information on the existing drainage network for previously developed (brownfield) sites including an assessment of condition.
- Existing and proposed run-off rate calculations completed according to a suitable method such as IH124 or FEH. Information is available from UK Sustainable Drainage: Guidance and Tools. Calculations must show that the proposed run off rates do not exceed the existing run-off rates. This must be shown for a one in one year event plus climate change and a one in one hundred year event plus climate change.
- Existing and proposed run-off volume calculations completed according to a suitable method such as IH124 or FEH. Calculations must show that, where reasonably practical, runoff volume should not exceed the greenfield runoff volume for the same event. This must be shown for a 1 in 100 year, 6 hour rainfall event
- Evidence that enough storage/attenuation has been provided without increasing the runoff rate or volume. This must be shown for a 1 in 100 year plus climate change event

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 second response to this consultation. If the above listed material is not supplied in full, we will recommend that the planning application be refused on the grounds of insufficient information.

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 further information 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.

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>