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<i>Date</i>	19 October 2021	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Development of 37 dwellings (including affordable homes), alterations to existing access onto Petersfield Road, hard and soft landscaping, drainage and all other associated development works at Liss Forest Nursery Petersfield Road Greatham Liss GU33 6HA(Application No. SDNP/21/04848/FUL

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:

- Flood Risk Assessment and Drainage Strategy Issue 4.
- Phase 1 Desk Study, Site Reconnaissance % Phase II site Investigation Report ref: LP01457

It is difficult to follow the Flood Risk Assessment and the site specific details due to the volume of text that is taken from other publications and information could not be found to cover the following points:

The general principles of discharging at greenfield runoff rates (Qbar) is acceptable but it is not clear where the site is discharging to. There is a new surface water sewer line but its routing, outfall and ownership needs to be

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

confirmed. If this is a new line, full details to the point of its outfall need to be included.

Further information is also required to demonstrate that the flow regime is not changing as it is not clear how the site currently discharges.

An overland flow path drawing has been provided but a pre-development equivalent needs to be produced to identify any change in flow routing.

Permeable paving is shown on private driveways but it is not clear how this connects to the main drainage.

The rain garden requires more details in terms of how the water will enter it and its purpose. Construction details should be provided and narrative on how it is designed and if it is incorporated within the calculations.

The water quality assessment provided refers to permeable paving as the sole treatment mechanism but this will not pick up any of the water from the roads. Although an attenuation basin is provided, this will not treat the water as it is an off line feature. Based on this, there are insufficient water quality measures included.

A more detailed drainage drawing is required with pipe references that link with the calculations, cover and invert level and pipe sizing information.

It is stated that Southern Water will adopt the surface water drainage system. Evidence should be provided to show acceptance of the design and a plan should be included to show which items are to be adopted, which will remain private and any that will be responsibility of a maintenance company.

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.

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 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,



Flood and Water Management Team
Economy, Transport & Environment Department,
Hampshire County Council, 1st Floor, Ell Court West,
The Castle, Winchester, Hampshire SO23 8UD

Web:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding>

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/c/hangewatercourse>