Hampshire County Council

Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Santiago Manzanero	*My reference*	SWM/2021/0486
Direct Line	0370 779 8301	*Your reference*	APP/21/00601
Date	5 August 2021	*Email*	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Proposed Portsmouth Water Headquarters building (Use Class E(g)(i) use) and new employment premises (Use Class B2.B8/E(g)(iii) use); widened access onto Solent Road; and associated access, car parking, landscaping and works; including the felling of 7No. trees the subject of TPO No.1801 in order to improve the access and allow for the development at Land north of Solent Road (adjacent to Bosmere Medical Centre) 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:

- Flood Risk Assessment; ref: 21-012_Land North of Solent Road, Havant; dated: 14.04.2021.

The Brockhampton Stream is adjacent to the application site and as a consequence of the proximity, part of the site is within the extent of Flood Zones 2 and 3. It is a designated Main River, making the management of the flood risk associated with it the responsibility of the Environment Agency (EA) which should be consulted.

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

The information submitted indicates that: *the applicant has submitted flood modelling and are undertaking flood alleviation works to the adjoining watercourse. This work is being undertaken under Environmental Permit licence number EPR/PB3294JJ.*

Bearing in mind the level of risk here and the importance of these mitigations measures and considering that the Brockhampton Stream is a designated main river, we **request** fully written agreement from the (EA) for the proposals including the hydraulic modelling and flood alleviation works.

We can only comment on the surface water elements but given that the surface water will discharge into the fluvial risk areas, it is essential that this model is appropriately verified.

The information submitted by the applicant in support of this planning application indicates that surface water runoff from the application site will be managed through porous paving and an attenuation tank. Additionally, surface water will be discharged into the Brockhampton Stream at a discharge rate of 5.3 l/s (Q_{BAR}). This is acceptable in principle considering that the underlying geology will make infiltration infeasible at the site.

However, the information submitted by the applicant is very high level considering that this is an application for full planning permission. Therefore, at this stage we request a detailed Drainage Strategy with the necessary information to cover each of the points on our surface water management checklist. The submitted information should include:

- Detailed drainage layout drawings at an identified scale indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths, and gradients.
- Detailed network hydraulic calculations for all rainfall events, including the listed below. The hydraulic calculations should take into account the connectivity of the entire drainage features including the discharge location. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features should have the same reference that the submitted drainage layout.
- Additionally, and since the proposed outfall will be within the fluvial flood extent, the hydraulic calculations should include a surcharged outfall equivalent to the predicted 1 in 100-year flood level showing how that event will be managed safety.
- Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

We note that surface water from the attenuation tank will be pumped into the Brockhampton Stream. Pumping surface water runoff should be the last resort for any development site in order to avoid the residual flood risk introduced in the event of pump failure. Therefore, the applicant should ensure that there is resilience within the pumped system such as having a second pump which will be on standby in the event of pump failure.

Bearing in mind that this is an application for full planning permission and the layout will be fixed, we **request** that the above issues are addressed at this stage and not through planning conditions. This is to demonstrate that the quantum of development is achievable, whilst ensuring that flood risk will not be increased on or off site.

We would also recommend that the applicant is directed to our website http://www3.hants.gov.uk/flooding/hampshireflooding/drainagesystems.htm for further information on recommended surface water drainage techniques.

Please note that Hampshire County Council as Lead Local Flood Authority will not comment on the fluvial systems as these are outside our remit.

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, please review the checklist and associated guidance document available on our website.

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, EII 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 manor. For full information please visit: https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/WatercoursePreApplication*