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Direct Line	01962 846730	Your reference	P/19/0460/OA
Date	4 December 2019	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

**Re: Response 3 - Outline planning permission for the demolition of existing buildings and development of up to 125 dwellings, open space, vehicular access point from Newgate Lane and associated and ancillary infrastructure, with all matters except access to be reserved. at Land At Newgate Lane (South) Fareham**

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:

- *The Civil Engineering Practice - Flood Risk Assessment 3.1 (30/10/2019)*

Having reviewed the updated application, 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:

No above ground development shall begin until a detailed surface water drainage scheme for the site, based on sustainable drainage principles, has

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

been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall be based upon the principles within the agreed Drainage Strategy prepared by The Civil Engineering Practice and shall also include:

- a) Full results of the proposed drainage system modelling for the 1 in 1, 1 in 30 and 1 in 100 storm events plus climate change, inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep
- b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe and manhole reference numbers
- c) Full details of the proposed SuDS features and any flow control measures
- d) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- e) Measures taken to prevent pollution of the receiving groundwater in accordance with the water quality criteria set out in the Ciria Suds Manual.
- f) Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason.

To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development and to make sure the system is satisfactorily maintained in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

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,

A handwritten signature in black ink, appearing to be 'PP' followed by a stylized name.

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>*