



*Economy, Transport and Environment Department  
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<i>Direct Line</i>	0370 779 8301	<i>Your reference</i>	21/10938
<i>Date</i>	27 July 2021	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

**Demolition of existing building and redevelopment of the site to form 32no. Retirement apartments including communal facilities, access, car parking and landscaping at Former Police Station, Southampton Road, Lymington SO41 9GH.**

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:

- Surface Water Drainage Strategy; Ref: 1225; dated: 28/05/2021.

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 a cellular attenuation tank. Additionally, surface water will be discharged, at a discharge rate of 4.1 l/s, through an existing connection to the public sewer network at Southampton Road.

This is acceptable in principle considering that the underlying geology will most likely make infiltration infeasible at the application site, in the absence of

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

any nearby watercourse, and considering that the applicant is proposing a betterment over the existing discharge rates to the public sewer network.

However, the drainage layout and source control calculations are very high level at this stage considering that this is a planning application for full planning permission. Therefore, at this stage we **request** a detailed drainage strategy, which includes:

- 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 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, there is no information within the planning website which demonstrates that Southern Water has agreed with the principle of re-using existing connections into the surface water public sewer network and proposed discharge rate. Failure to secure this agreement is likely to necessitate in the need to review the drainage proposals for the application, which may have implications for the drainage proposals, proposed quantum and layout of the proposed development.

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, 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>*