



*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

<i>Enquiries to</i>	Sarah Reghif	<i>My reference</i>	SWM/2018/0247
<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/18/00234
<i>Date</i>	29 October 2019	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Demolition of existing shopping parade and redevelopment of the site to provide a nine storey building consisting of 264No. 1 bed/studio build to rent apartments and associated amenity facilities, a D2 gym and A3 cafe, together with associated parking and landscaping at Wellington Way and, 95-101A London Road, Waterlooville

Thank you for consulting us on the above planning application. Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application as our statutory consultee role in relation to surface water drainage for major development.

Surface Water Drainage

We have reviewed the following information in relation to the planning application:

- Additional Drainage Information letter ref: TRS/RPL/E4832/17519

The information listed above provides justification on why infiltration systems are not feasible at this site and as such, it is considered that the re-use of the existing connection to the surface water sewer is appropriate in this instance. Calculations have been provided to show that flow rates will be restricted providing substantial benefit in the larger storms and no detriment in the more frequent storms.

Further information is still required in relation to maintenance schedules and additional documentation to substantiate the water quality element. However,

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

given that the general principals are confirmed, both these can be addressed by condition.

Therefore we recommend that the following condition(s) is applied:

- Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include maintenance schedules for each drainage feature type and ownership.
- Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.

Please see below for further 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.

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.

Kind Regards

The Flood and Water Management Team
 EII Court West, 1st Floor
 Winchester
 Hampshire
 SO23 8UJ

T: 01962 846730

E: swm.consultee@hants.gov.uk