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<i>Date</i>	19 November 2018	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Residential development comprising 69 No. dwellings with access from St George's Avenue together with access, car parking, landscaping, electrical substation and associated works at Land East of Castle Avenue, Havant

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:

- Flood Risk Assessment rev 1.1

We require further information/clarification on the proposals in order to provide a response:

- It is noted that the proposed discharge rates are higher than greenfield. Qbar is identified as 7.6l/s with proposed discharge from St Georges Avenue of 5l/s and Emsworth Road of 8.4l/s. We would not accept these discharge rates if it was proposed to discharge to a watercourse but if Southern Water can accept these rates then we would not object. However, proof is required that these rates are accepted by Southern Water.
- There is no reference to urban creep. Evidence is required that this has been included.

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

- The water quality section identifies a range of SuDS features that would provide suitable treatment for the site however these are not identified on the drawings. The plan in Appendix 7 only shows storage tanks and its not clear how these will provide water quality treatment.
- Exceedance flow route plans are required to show the overland flow routes in the event of drainage blockage or storms exceeding design criteria.
- We have concerns regarding the ongoing maintenance of the surface water drainage. It is stated that the maintenance responsibility will be handed to the property owners on completion however it is not clear how this will be managed. If this is identified on property deeds as an element of joint responsibility, then it would be up to the residents to proactively manage the maintenance regimes which may prove to be extremely difficult given the location of attenuation tanks (under parking spaces etc) which could be perceived as being the responsibility of other property owners. We would not encourage this method of maintenance and recommend that a management company should be established to ensure maintenance is undertaken in accordance with the maintenance schedule.

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

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