



*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>	Vicki Westall	<i>My reference</i>	SWM/2018/0297
<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/17/00529
<i>Date</i>	23 April 2018	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Erection of 13 residential apartments including parking and landscaping following demolition of existing building (Approved 29/11/2017). Request to Discharge Conditions 8 and 11 (Condition No 8 25/01/2018). Request to Discharge Conditions 4, 6, 13, 15, 16 and 18 (02.02.2018). Request to Discharge Condition No.s 14 and 17 (23.02.18). Request to Discharge Condition 3 (09.03.2018) at 380 Sea Front, Hayling Island, PO11 0BD

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 and Drainage Strategy – Issue 2
- South Soakaway Calculations
- Permeable Paving Calculations
- North Soakaway Calculations

The points highlighted in our previous correspondence have been addressed however the revised soakaway calculations have highlighted some concerns.

The revised soakaway calculations provided are in excess of the 24hr (1440 minute) ½ drain time required. The north soakaway only just exceeds this value and given the 40% factor for climate change and 10% additional impermeable area, can be accepted. However, the current ½ drain down time

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

of 2392 minutes for the south soakaway is far in excess of the 1440 value required. It can be acceptable to allow longer $\frac{1}{2}$ drain times at the 1:100 storm event but we will need to review the calculations for the 1:30 storm to ensure the drainage can function appropriately for the more frequent storms.

- Please provide calculations for the south soakaway during a 1:30 storm event to allow the $\frac{1}{2}$ drain times to be assessed.

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