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Enquiries to	Vicki Westall	My reference	SWM/2018/0157
Direct Line	01962 846730	Your reference	APP/18/00071
Date	30 May 2018	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Proposed new factory and wood chip store and associated works for B1, B2 and B8 use. at Plot 2, Hermitage Park, Harts Farm Way, Havant, PO9 1FA

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.

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>

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

Surface Water Drainage

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

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

- Surface Water Run Off for a 1:100 Year + Climate Change Calculations
- Storm Drainage plan ref: 1802.20
- Flood Risk Assessment dated 30/01/18
- Revised Flood Risk Assessment
- Water Management Statement dated: 11/01/18
- Block Plan ref: 1802.03B
- Borehole and Trial Pit logs.

Although the principles of the drainage system appear appropriate, additional information is required to demonstrate that it will function appropriately. The information required is listed below and we are unable to provide further comments until this is provided.

Please provide:

- Calculations to demonstrate the suitability of the drainage system at a 1:100 + climate change event. The calculations provided are based on the soakaways acting as attenuation but the ½ drain time is based on the soakaways being able to infiltrate sufficiently which given the high water table, may not be feasible. The calculations should be amended to take into account the system not being able to infiltrate and demonstrate that pipe system would be able to function appropriately without infiltration.
- Infiltration test results must be provided in accordance with BRE365. At present, no infiltration test results have been provided to substantiate the infiltration rate used within the calculations.
- Information is required evidencing that the correct level of water treatment exists in the system in accordance with the Ciria SuDS Manual C753
- A plan should be provided showing where exceedance flows would be routed in the event of blockages or storms exceeding design criteria
- Confirmation is also required of who will be responsible for the maintenance of each drainage element together with maintenance schedules detailing what maintenance is required.

We recommend that these issues are addressed before planning permission is granted. If you require guidance on solving these issues, we recommend you use our Surface Water Management Pre-application service which will provide clear guidance on what information is required to allow your

application to be returned to the Local Planning Authority with no issues. For full details, please visit:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning> and click on [pre-application advice request form](#).

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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