



Hampshire County Council

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<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/16/00295
<i>Date</i>	30 November 2018	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Veterinary practice, 4 No. business units, parking and open storage yards. (Approved 30.05.17). Request to Discharge Condition Nos. 4, 5, 6, 7 and 8. (22.06.17). at Interbridges Site, New Brighton Road, Emsworth

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 and Condition 8:

- Drainage Statement dated 31/10/18
- Greenfield Runoff Rates
- Greenfield Runoff Volumes
- Impermeable Areas ref: 2017/D1323/300 A
- Levels & Contours ref: 2017/D1323/301 A
- Drainage ref: 2017/D1323/302 B
- Surface Finishes ref: 2017/D1323/303 A
- Construction Details ref: 2017/D1323/400A
- Drainage Details ref: 2017/D1323/500A
- Drainage Details ref: 2017/D1323/501A
- Microdrainage Network Supporting GA ref: 2017/D1323/SK2000A
- Topographical Survey and Overland Flow ref: 2017/D1323/SK1000A
- Soil Infiltration Testing JB/08-136.05/SIT-1

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

In our previous response we requested additional information in relation to:

- Detailed plans of the drainage.
- Details on the drainage outfall from the development and how this connects to existing systems.
- Additional calculations
- Assessment of infiltration calculations which exceeded the 24hr ½ drain time.
- Evidence is required that runoff exceeding design criteria have been considered.
- Clarification of exceedance routes and flow rates
- Information on the maintenance regimes and responsibilities

The revised information provided now includes sufficient detail in relation to the drainage proposal and supporting calculations to demonstrate that it functions appropriately up to the 1:100+ climate change event.

The revised design has highlighted some points which will need to be addressed before the design can be considered fully in accordance with best practice namely:

- Clearance of the rising main in relation to the gas pipe and confirmation from the gas company that this route / level is acceptable.
- Alteration to the line of the pumping main to slacken the 90degree bend

The only outstanding information from our previous response is:

- the provision of the maintenance schedules detailing what maintenance will be undertaken and at what frequency.

It is understood that additional infiltration testing is proposed to look at additional infiltration options. Given this, it is likely that further alterations to the drainage system would be made that would require review however the design as presented is considered appropriate for the site.

In summary, the drainage proposals are acceptable and providing the 3 points above can be addressed, we would be able to consider the application in accordance with best practise.

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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