



*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/2018/0247
<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/18/00234
<i>Date</i>	20 June 2018	<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:

- Level 1 Flood Risk Assessment dated 21/12/2017
- Appendix A – Groundsure Report
- CES482 General Arrangement and Standard Details revA
- Wellington Way Surface Network Design Details dated Dec 17.

There is no evidence that infiltration systems have been considered and although there is a sewer connection available, infiltration is the preferred method.

In addition the proposed connection both in principle and in terms of flow rate, needs approval by Southern Water. There is a risk that this is not permitted or that the allowable flow rate is far less than anticipated. If this is the case, there is no evidence that an alternative drainage option is available or if additional space can be provided for storage.

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

We also require further information/clarification on the proposals as follows:

- Maintenance regimes of entire surface water drainage system including individual SuDS features must be provided, including a plan illustrating the organisation responsible for each element. Evidence that those responsible/adopting bodies are in discussion with the developer
- Information is required evidencing that the correct level of water treatment exists in the system in accordance with the Ciria SuDS Manual C753
- Evidence that runoff exceeding design criteria has been considered is required. Calculations and exceedance flow diagram/plans must show where above ground flooding might occur and where this would pool and flow.

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