



*Economy, Transport and Environment Department
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<i>Enquiries to</i>	FWM Team	<i>My reference</i>	SWM/2017/0470
<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/16/00295
<i>Date</i>	19 July 2017	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

**Veterinary practice, 4No. 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 developments

Surface Water Drainage

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

- Drainage Statement
- Flood Risk Assessment

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

- There is insufficient detail on the proposed drainage system. Please provide detailed plans of the drainage.
- Please provide more details on the drainage outfall from the development and how this connects to existing systems.
- The calculations provided are not sufficient for us to assess the drainage proposals appropriately particularly given the pumping operations proposed.

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

- We require calculations for the 1:30 and 1:100 (including climate change allowance) to demonstrate how the drainage system will operate in different flow conditions.
- We have concerns on the soakaway calculations provided as they are based on rates obtained using the VP methodology. This is not considered appropriate and testing to BRE365 should be undertaken. In addition, the soakaway half drain time is 60 hours which is far in excess of the 24hour limit identified in best practise.
- Evidence is required that runoff exceeding design criteria have been considered. Calculations and plans must show where above ground flooding might occur and where this would pool and flow
- Clarify exceedance routes and flow rates / volumes in the 1:100 + CC event
- Information on the maintenance regimes of entire surface water drainage system is required, including a plan illustrating the organisation responsible for each element. Evidence that those responsible/adopting bodies are in discussion with the developer is also required.

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.

Please note that the mechanism for securing long-term maintenance will need to be considered and agreed between the applicant and the Local Planning Authority. This may 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.

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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