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<i>Enquiries to</i>	FWM Team	<i>My reference</i>	SWM/2017/0860
<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/17/01141
<i>Date</i>	24 November 2017	<i>Email</i>	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Demolition of existing buildings and redevelopment to form 43 retirement apartments for older persons including communal facilities, basement parking provision and associated landscaping and 2 commercial/retail units at Land at, 38-44 London Road, Purbrook, 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 developments

Surface Water Drainage

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

- Drainage Layout dwg no. SO2168-03-DE-20

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

- Information on the proposed design. This includes plans of surface water drainage and any SuDS featured in the scheme including calculations for sizing of SuDS features.
- Evidence that the applicant understands the sensitivity of discharge points relating to the receiving water body.
- A plan showing the existing flow paths of undeveloped (greenfield) areas of the site.

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

- A plan showing the existing drainage network for previously developed areas (brownfield) of the site.
- Evidence that the proposed drainage should follow the same pattern as the existing drainage regime.
- Identify areas that may have been affected by failures in the existing drainage regime.
- Sufficient information on the correct number of treatment stages in the surface water management train according to SuDS Manual (C753).
- Existing and proposed run-off calculation to be provided (1 year & 1:100 year plus climates change).
- Existing and proposed volume calculations to be provided (100 year, 6 hour rainfall event).
- Information on who is going to be undertaking the general maintenance regimes and evidence that those maintaining the drainage system are in discussion with the developer.
- Calculation to confirm that enough storage/attenuation has been provided without increasing the existing rate or volume of run-off is required. This must be shown for the 1:100 year storm return period plus a suitable allowance for climate change.
- Exceedance flows are considered in the event of the pipe being non-operational. Evidence that Exceedance flows and runoff in excess of design criteria have been considered - calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow.
- An allowance of 10% must be added to all impermeable areas to allow for urban creep.

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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