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<i>Enquiries to</i>	FWM Team	<i>My reference</i>	SWM/2016/0777
<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/16/00379
<i>Date</i>	2 February 2017	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Erection of 11 No. 3 bedroom houses, 2 No. 2 bedroom houses and 5 No. 2 bedroom flats. at Land South of, Ranelagh Road, Havant

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 additional information provided in relation to the planning application:

- Letter and additional information / calculations / plans dated 11/01/17
- Extract of Phase 2 Ground Investigation Report (pgs 17-20)

Further to our previous correspondence, the information provided clarifies the majority of the previous issues raised however I would still highlight that the calculations show individual soakaways being used for dwellings which are classed as infiltration drainage.

Infiltration test results have now been provided to substantiate the calculations however we request that testing is undertaken to BRE365 which requires 3 tests to be undertaken in succession. Unfortunately, in this instance only a single test has been undertaken and as such, is not compliant with BRE365.

We have been made aware that no further testing was required / requested at the time of the original application, which was commented on by the

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

Environment Agency (March 2014) and that some of the properties on the site have been built. We have also been advised by the developers that additional testing cannot be undertaken due to the construction of these properties.

Although the proposals for the surface water drainage do not meet current standards in terms of the full BRE 365 testing, the test results that have been undertaken show that the infiltration drainage should function appropriately.

It should be noted that we have provide this information for advice only as we did not previous comment or request the condition in relation to the application and it is not within our role to discharge planning conditions that we have not requested.

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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