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<i>Enquiries to</i>	FWM Team	<i>My reference</i>	SWM/2017/0452
<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/17/00633
<i>Date</i>	5 July 2017	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Demolition of existing dwelling and erection of 25no. retirement living apartments with communal facilities, car parking and landscaping to include the removal of some onsite protected trees (subject to an Area Tree Protection Order 2068/2017) and provision of replacement tree Planting at The Orchard House, Western Avenue, Emsworth, PO10 7LP

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:

- *Flood Risk Assessment (May 2017-Report No: Paul Basham Associates Ref: 034.5099 FRA4-Issue No:4)*
- *Foul & Surface Water Drainage Assessment (June 2017-Report No: Such Salinger Peter Issue No:2)*

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

- Pre and post development combined greenfield and brownfield run-off calculations.
- Pre and post development run-off volume calculations.

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

- Information on the correct number of treatment stage in the system is required.
- 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.
- Exceedance flows need to be 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 and evidence that neighbouring properties will not be put at a greater risk of flooding post development is required.
- The drainage strategy looks to change the pattern of discharge from the site by discharging to a surface water sewer. It has not been demonstrated that this will not lead to an increase in flooding downstream. Evidence also needs to be provided to show that initial discussion have taken place with Southern Water and third party landowners with regards to adoption of the proposed surface water rising main.

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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