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Enquiries to	FWM Team	My reference	SWM/2016/0848
Direct Line	01962 846730	Your reference	APP/16/00464
Date	22 December 2016	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Construction of 48 dwellings comprising 20 houses and 28 flats with associated landscaping, car parking, bin and cycle storage. (Request to Discharge Condition No.s 2, 3, 4, 5, 6, 8 and 9 of Planning Permission APP/16/00464 (29.09.16) at Land at the rear of 2-56, Blendworth Crescent, 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 following information in relation to discharging Condition 2:

- Drainage Strategy (including Appendices and Drawings)

The general principals of drainage strategy are acceptable. However, further details/clarifications are required in order to be able to discharge Condition 2.

It should be noted that Condition 2 (i.e. "No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought

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

into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority") applies to both foul and surface water components of the development. The following comments are only related to the surface water element of the development and the applicant must consult Southern Water on the foul sewer component of Condition 2.

- Existing and proposed runoff rate calculations should be clearly provided.
- Existing and proposed runoff rate calculations should be demonstrated that the proposed runoff rate for a 1 in 1 year event and 1 in 100 year event plus climate change do not exceed the existing equivalent runoff rates.
- The total permeable/impermeable areas after the development should be presented
- The total long term/attenuation storage requirements (As well as for each parcel of the development) for the 1 in 100 year event plus climate change considering the proposed impermeable areas should be provided.
- 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.
- Information on general maintenance regimes of the surface water management train including SuDS features, and who is going to be undertaking it – evidence that those maintaining the drainage system are in discussion with the developer.

Please note, surface water drainage proposals will need to be assessed in relation to the impacts of climate change. The appropriate allowances are detailed in the latest advice from the Environment Agency [Flood risk assessments: climate change allowances](#). This updates previous climate change allowances to support NPPF. The proposed system should be tested for the peak rainfall intensity for the central and upper band in relation to the relevant development lifetime.

We would also expect to see a suitable allowance for urban creep, this factor reflects the future predicted increase of urban development, and with it, the increase of the impervious area. An allowance of 10% on impermeable areas is suitable in relation to confirming that the proposed system is acceptable.

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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