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<i>Enquiries to</i>	FWM Team	<i>My reference</i>	SWM/2017/0383
<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/17/00529
<i>Date</i>	14 June 2017	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Erection of 13 residential apartments including parking and landscaping following demolition of existing building at 380 Sea Front, Hayling Island, PO11 0BD

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:

- Preliminary Drainage Strategy
- Appendix C1 – Trial hole plan
- Appendix C2 – Borehole Logs
- Appendix D – Drainage Plan

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

- Further assessment is required to quantify the potential impacts of high tide on the infiltration rates. No mention is made of the tidal conditions at the time of the infiltration tests therefore there is potential for times where infiltration is unsuitable for this site
- A flood risk assessment is required in addition to the drainage strategy covering the points highlighted below:

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

- areas that may have been affected by existing failures in the existing drainage regime
- evidence that the proposed drainage should follow the same pattern as the existing. This avoids directing more flow to another location
- information on the water quality treatment in the system. For further information see the Ciria SuDS Manual (C753)
- existing and proposed run-off rate calculations completed according to a suitable method such as IH124 or FEH. Information is available from UK Sustainable Drainage: Guidance and Tools. Calculations must show that the proposed run off rates do not exceed the existing run-off rates. This must be shown for a one in one year event plus climate change and a one in one hundred year event plus climate change
- 30% climate change is referred to on the drainage plan. This is incorrect and the current climate change values must be used.
- existing and proposed run-off volume calculations completed according to a suitable method such as IH124 or FEH. Calculations must show that, where reasonably practical, runoff volume should not exceed the greenfield runoff volume for the same event. This must be shown for a 1 in 100 year, 6 hour rainfall event
- evidence that enough storage/attenuation has been provided without increasing the runoff rate or volume. This must be shown for a 1 in 100 year plus climate change event (see note below)
- evidence 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
- information on general maintenance regimes of SuDS features.
Evidence that those responsible are in discussion with the developer

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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