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<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/16/00347
<i>Date</i>	14 December 2016	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Erection of 26 residential units with associated works, access, parking and landscaping at Purbrook School, Former playing fields Stakes Road. Waterloo

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 Assessment (April 2016)
- Engineering Layout 5444:01 Rev E
- Longitudinal Sections 544 10 Rev A
- Drainage Calculations 07/12/16

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

- Although some information has been provided regarding the current drainage regime and topography of the site, it is not clear it is not clear whether there is any form of flow interception or where the water goes on the periphery.
- It is appreciated that the site is currently a greenfield site and unlikely to suffer from existing failures however the Drainage Assessment does

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

not consider the current level of flood risk on the site. This needs to be included for all relevant flood risk sources.

- Sufficient information still needs to be provided on the correct number of treatment stages in the surface water management train. Refer to the [Ciria SuDS Manual \(C753\)](#) for the detailed methodology.
- 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 the general maintenance regimes of the surface water management train has been provided but confirmation is needed as to who will undertake this maintenance.

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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