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<i>Enquiries to</i>	FWM Team	<i>My reference</i>	SWM/2016/0658
<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/16/00347
<i>Date</i>	2 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. Waterloooville

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

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

- Evidence that the applicant understands the sensitivity of any of the discharge points in relation to the sensitivity of the receptor.
- The existing flow paths of undeveloped sites considering the topography of the site.
- Areas that may have been affected by failures in the existing drainage regime

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

- Considering the proposed SuDS technique which involves the pumping station to transfer surface water to the public sewer system, further information is required to demonstrate that the feasibility of more sustainable SuDS techniques (e.g. Green roof, permeable pavement) have been tested.
- Sufficient information on the correct number of treatment stages in the surface water management train, for further information see the [Ciria SuDS Manual \(C753\)](#)
- Our estimates indicate that the attenuation storage volume required dealing with the excess surface water runoff rate and volume due to the development would be between 230-250 cubic meters. Depending on the volume control approach adopted (i.e. with or without the long term storage) the maximum site discharge rate can be based on the greenfield 100 year value (for the 1 in 100 event), or the greater rate of (Q_{bar} or 2) l/s/ha, respectively. In any circumstances, a minimum discharge rate of 5 l/s applies to any site. Where infiltration and/or rainwater harvesting is used on the site this element is taken into account in the assessment of the requirements of long term storage volume.
- Upon the revision of the surface water runoff and storage volume calculations the proposed SuDS techniques adopted including the size, location and dimension may require an amendment.
- 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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