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<i>Enquiries to</i>	FWM Team	<i>My reference</i>	SWM/2016/0300
<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/16/00465
<i>Date</i>	25 May 2016	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Erection of 11 dwellings comprising of 5No. 3 bed houses, 4No.1bed flats and 2No. 2 bed flats with associated landscaping, car parking, bin and cycle storage. at Land adjacent to 27, Holybourne Road, 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 the planning application:

- Flood Risk Assessment
- Drainage Strategy

We have some concerns regarding the proposals which need to be address before planning permission is granted.

The soakaway testing undertaken showed there to be a high perched water table which prevented two of the three trial pits providing infiltration results. In addition, only one test was undertaken while BRE365 requires three tests in each location that a soakaway is proposed.

Although it is appreciated that there was heavy rainfall during the time of the infiltration tests, this was not considered to be particularly significant and we

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

would expect the drainage system to be able to cope during this level of rainfall.

It is noted that a 100mm diameter overflow pipe is proposed to connect into the Southern Water system however the calculations do not reference this system, nor is there any information to show that Southern Water will accept this proposal. We will require evidence of Southern Waters acceptance to this proposal.

The Climate Change guidance changed in Feb 16 and the 30% figure used is out of date. This needs to be updated in accordance with the new guidance (see link below)

Given the concerns regarding the infiltration rates, we believe that additional storage, preferably above ground, will be required to attenuate the required volumes prior to discharge to ground.

We would also request a groundwater assessment to demonstrate the effect that the infiltration would have on the surrounding substrate so that groundwater emergence does not occur elsewhere.

We recommend that these issues are addressed before planning permission is granted.

Please refer to our website for additional information:

<http://www3.hants.gov.uk/flooding/hampshireflooding/drainagesystems/planning-application-guidance.htm>

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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