



*Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055
www.hants.gov.uk

<i>Enquiries to</i>	FWM Team	<i>My reference</i>	SWM/2016/0677
<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/16/00379
<i>Date</i>	14 October 2016	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

**Erection of 11No. 3 bedroom houses, 2No. 2 bedroom houses and 5NO.
2 bed flats at Land South of Raneleigh 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
- Proposed Residential Development Drainage Layout

Further to our correspondence dated 22 August 2016, a considerable amount of information is still outstanding and, until provided, we are unable to assess the development in terms of surface water drainage provision and flood risk management.

Therefore, the proposals for the surface water drainage do not meet current standards or best practice.

- No information has been provided relating to the existing drainage network for previously developed (brownfield) sites, or the existing flow paths of undeveloped (greenfield) sites.

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

- No information has been provided relating to areas that may have been affected by existing failures in the existing drainage regime
- No evidence has been provided that the proposed drainage follows the same pattern as the existing, so as to not direct more flow to another location.
- There is no information on the correct number of treatment stages in the surface water management train, for further information see the [Ciria SuDS Manual \(C753\)](#)
- As infiltration is proposed for the drainage of the site, evidence must be provided that shows that a suitable number of tests have been completed across the whole site within different geology and to a suitable depth (i.e. a similar depth to the proposed infiltration devices) The tests should be completed according to the BRE 365 method.
- Existing and proposed run-off rate calculations need to be provided, along with evidence that these calculations have been completed according to a suitable method (eg. IH124 or FEH available from [UK Sustainable Drainage: Guidance and Tools](#)). These calculations should demonstrate that the proposed run off rate for a one in one year event and a one in one hundred year event plus climate change do not exceed the existing run-off rates.
- Existing and proposed run-off volume calculations need to be provided for a one in one hundred year, 6 hour rainfall event, along with evidence that these calculations have been completed according to a suitable method. These calculations should demonstrate that, where reasonably practicable, runoff volume from the development in the 1 in 100 year, 6 hour rainfall event should never exceed the greenfield runoff volume for the same event.
- Evidence needs to be provided that sufficient storage/attenuation has been provided on site to accommodate the 1 in 100 year plus climate change (see note below) without increasing the runoff rate or volume off site.
- Evidence needs to be provided to demonstrate 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 is required, including who is going to be undertaking it – evidence that those maintaining the drainage system are in discussion with the developer.

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

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

The Flood and Water Management Team
EII Court West, 1st Floor
Winchester
Hampshire
SO23 8UJ

T: 01962 846730

E: swm.consultee@hants.gov.uk