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<i>Enquiries to</i>	FWM Team	<i>My reference</i>	SWM/2016/029
<i>Direct Line</i>	01962 846730	<i>Your reference</i>	APP/15/00896
<i>Date</i>	22 April 2016	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Demolition of existing buildings and redevelopment to form 42 NO. retirement apartments for older persons including communal facilities, parking provision and associated landscaping; and 2 NO. Commercial / retail units at land at 38-44 London Road, Purbrook, Waterlooville

Thank you for contacting us regarding the appeal of 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

We acknowledge that the refusal for planning permission was not directly linked to Surface Water Management however we would like to re-iterate our previous correspondence.

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

- Confirmation of the existing drainage system - at present this is just 'assumed'.
- Infiltration tests should be carried out to discover if this method of surface water disposal is inappropriate, and the results provided.
- Evidence of the appropriate number of treatment stages in the surface water management train, as stated in CIRIA C697

- Calculations comparing the existing surface water run off rate, in l/s for a 1 in 100 year flood event +30% for climate change, with the proposed development's surface water run off rate for the same event.
- Calculations to demonstrate the existing run off volume for a 1 in 100 year, 6 hour flood event and evidence showing that there will be adequate storage for the attenuation of this volume on site, and allowing discharge without increasing the run off rate or volume off site.

These elements may be conditioned but we would have concerns over the suitability of any drainage scheme if the building layout was fixed before it was considered and approved in principle.

Kind Regards

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