



Hampshire County Council

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Enquiries to	Thomas Callaway	My reference	SWM/2023/0311
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Date	8 June 2023	Email	Swm.consultee@hants.gov.uk

Dear Sir/Madam,

Reserved Matters in respect to Phase 1 Plot 5 of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 3No. B2/B8 storage and distribution units totalling 6,877sqm for Condition B3(i) - (v) plot access, layout, scale, appearance & landscaping; Condition B5 Other Matters criteria (a) - (i) inclusive; and Discharge of Conditions A3, A5, A10, A11, A14, A17, A18, B9, B10 and B11; incorporating revisions to previously approved Parameter Plans forming part of the Environmental Statement dated March 2012 for APP/12/00338, as amended by APP/17/01324. (Revised application APP/21/01267). at Proposed Unit 5, Dunsbury Park, Fitzwygram Way, Havant(Application No. APP/23/00379

Hampshire County Council as Lead Local Flood Authority has provided comments in relation to the above application in our role as statutory consultee on surface water drainage for major developments.

This response does not reflect the position of Hampshire County Council as the Highway Authority. If there is a potential for the drainage features to be offered for adoption, this will need to be discussed separately with Highways development planning as they might not be considered acceptable by the Highway Authority.

In order to assist applicants in providing the correct information to their Local Planning Authority for planning permission, Hampshire County Council has set out the information it requires to provide a substantive response at <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

Director of Universal Services
Patrick Blogg

The County Council has reviewed the surface water drainage information submitted for this application, however clarification over allowable discharge rates is required prior to recommending whether to approve the application.

The Hydrock Drainage Layout shows two flow controls restricting flows off-site to a total of 10.15 l/s. The Hydrock Stage 3 Civil Report for this phase states that each unit has a pro-rata discharge rate calculated per plot in accordance with a PBA report. A PBA Surface Water Drainage and SuDS Strategy was submitted for APP/15/00732, listing eight plots along with the impermeable area, allowable discharge rate and minimum recommended storage for each of those plots.

The appendices do not appear to be included with the PBA report, therefore the LLFA would need to know that plot numbers are consistent between the various applications, and that the relevant plot information from the earlier PBA report has been applied to the drainage strategy for this application. This information should be included in this application.

Additionally, confirmation that flooding does not occur for the 1 in 30 year storm event will be required at the locations where flooding is modelled for the 1 in 100 year event. There are some inconsistencies between the calculations and drainage layout, for example vortex flow controls are recorded as FC-01 (3.46 l/s), FC-02 (5.1 l/s), FC-03 (7.31 l/s) and FC-04 (2.84 l/s) on the layout, and there are similar values in the calculations except there is a flow control with an 11.4 l/s discharge rate (possibly in place of the 2.84 l/s flow control in the calculations? Clarification is required). It may be helpful to have references from the calculations on the layout.

Other aspects such as maintenance will be considered once the above details have been clarified.

Please can the applicant provide the following information:

- Full details of the allowable discharge rates for the impermeable area proposed, in accordance with the PBA Surface Water Drainage and SuDS Strategy (the relevant parts of the report and appendices should be included in this application for reference).
- Confirmation that flooding modelled during the 1 in 100 year storm event does not occur for the 1 in 30 year event.
- Clarification over discrepancies between the calculations and drainage layout, especially with regards to the flow control discharge rates.

We require this further information before we can make a decision on whether to recommend to the Local Planning Authority that planning permission is granted.

As a statutory consultee, the County Council has a duty to respond to consultations within **21 days**. The 21 day period will not begin until we have received sufficient information to enable us to provide a meaningful response.

Please ensure all data is sent to us via the relevant Local Planning Authority.

If you require additional guidance on providing the correct information, we recommend you use our **Surface Water Management Pre-application service** which will enable discussions with the reviewing engineer and scope out works that would address the points raised. For full details, please visit:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning> and click on [pre-application advice request form](#).

This response has been provided using the best knowledge and information submitted by the applicant as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'T. Callaway', with a stylized flourish at the end.

Thomas Callaway
Senior FWM Project Officer