



Hampshire County Council

Universal Services
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Enquiries	Scott Glover	My reference	SWM/2024/0251
Direct Link		Your reference	APP/24/00274
Date	20 November 2024	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Submission of reserved matters (appearance, landscaping, layout and scale) for Phase 2 only pursuant to outline planning permission APP/22/00172 for phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access. at Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA(Application No. APP/24/00274

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>

The County Council has reviewed the following documents relating to the above application:

- 13508 –Havant Phase 2: - Response to Lead Local Flood Authority comments. Baynham Meikle 21 October 2024

Director of Universal Services
Patrick Blogg

The above document, submitted in response to the LLFA consultee response to the above reserved matters application has been reviewed and the LLFA has the following comments:

The LLFA comment raised regarding surface water treatment has been satisfactorily addressed in the submitted document.

The LLFA comment raised regarding the long term maintenance of the surface water drainage infrastructure has been satisfactorily addressed in the submitted document.

The LLFA comment raised regarding the capacity of the receiving pipe network for the proposed surface water drainage outfall has not been addressed. For clarification: the comment does not relate to the discharge rate of the development, which was approved at outline stage along with the discharge rate from the neighbouring site. The discharge from the site is to be restricted to the 1 in 1 year existing brownfield rate: 19.1 l/s. The LLFA comment related to the capacity in the 375mm unspecified private drain into which the development is proposed to discharge. The combined discharge rate from this application site and the neighbouring site will equal 132 l/s and this rate is equal to the capacity of the receiving drain. Investigation is required to determine if the existing drainage network to the south of the site into which the development will discharge has sufficient capacity, considering other existing inflows, to convey the proposed flow. No information has been provided in this respect. As LLFA our concern is potential increase in flood risk downstream of the site. The applicant should also provide information on ownership and responsibility of the receiving network and whether connection / discharge agreements are in place with the owner of the infrastructure.

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,



Flood and Water Management Team
Hampshire County Council,
The Castle, Winchester, Hampshire SO23 8UD
Web:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding>

General guidance for the application

It is important to ensure that the long-term maintenance and responsibility for Sustainable Drainage Systems is agreed between the Local Planning Authority and the applicant before planning permission is granted. This should 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.

For SuDS systems to be adopted by Hampshire Highways it is recommended that you visit the website at:

<https://www.hants.gov.uk/transport/developers/constructionstandards> for guidance on which drainage features would be suitable for adoption.

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.

Works in relation to ordinary watercourses

PLEASE NOTE: *If the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead Local Flood Authority is required. **This consent is required as a separate permission to planning.***

Information on ordinary watercourse consenting can be found at the following link

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/c hangewatercourse>

It is strongly recommended that this information is reviewed before Land Drainage consent application is made.

*For guidance on providing the correct information, we recommend you use our **Ordinary Watercourse Consents Pre-application service** and help avoid delays occurring at the formal application stage. A Pre-application service for Ordinary Watercourse Consents is available, allowing consents to go through in a smoother, often more timely manner. For full information please visit:*
<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/c/hangewatercourse>