



Hampshire County Council

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Enquiries to	Scott Glover	My reference	SWM/2025/0742
Direct Line	TBC	Your reference	APP/25/00781
Date	8 December 2025	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Change of use from commercial fair site to residential site for 55 flats in 5No. 4 storey blocks with associated parking and landscaping. at 1 Sea Front, Hayling Island, PO11 0AG(Application No. APP/25/00781

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:

- Flood Risk Assessment & Drainage Statement, 2504860-ACE-XX-XX-RP-C-0301, September 2025

In order for us to provide a substantive response, the following information is required:

Director of Universal Services
Patrick Blogg

In absence of a site investigation report, all designed permeable surfacing will need to be lined and full buoyancy calculations submitted. Re-calculation of the runoff and storage is required. As there is space to increase the size of the attenuation tank we are satisfied this can be achieved by condition.

Infiltration testing to BRE365 and groundwater monitoring would be required if infiltration features are proposed. This information can be conditioned given the minimal area currently proposed for infiltration. The one-meter unsaturated zone requirements will apply if infiltration is viable and it is considered unlikely that this would be achievable given the tidal groundwater influences.

Exceedance flows have not been suitably addressed. Flows need to be managed in the event of blockage or inundation of the drainage network, so use of the network features is not viable. A pre and post development plan is required to indicate overland flow routes based on the topography / built levels and demonstrating flows will not be directed in new locations and affecting properties. Flows within the development must be routed away from new properties. Details of finished floor levels, road camber and kerb heights may be required.

Surface water details have been provided which seem adequate, but we note if there is overtopping this is likely to inundate surface water drainage system which could lead to surface water flooding if there is a consecutive storm event.

We note the Environment Agency have provided a consultation response raising concerns in relation to coastal flood risk and would highlight that our comments relate to surface water only.

We are satisfied with the principles of the development and have no objection but recommend that the following conditions are applied to this application:

1. No development shall begin until a detailed surface water drainage scheme for the site, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - a. A technical summary highlighting any changes to the design from that within the Flood Risk Assessment.
 - b. Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed and demonstrating the 1m unsaturated zone.
 - c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
 - d. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

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 'Scott Glover', with a stylized flourish at the end.

Scott Glover
Senior FWM Project Officer

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>