



Hampshire County Council

Universal Services
The Castle
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Scott Glover	My reference	SWM/2025/0619
Direct Line		Your reference	APP/25/00639
Date	21 January 2026	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Erection of 90 dwellings with associated landscaping, parking and improved access. at Proposed Development site (former Electricity Board site), Bartons Road, Havant.(Application No. APP/25/00639

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>

HCC as LLFA were consulted previously on this application and provided comments in our letter dated 21st October 2025. We have been reconsulted following receipt of additional / updated information.

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

- Technical Note Flood Risk Assessment and Drainage Strategy Addendum 24-097-RPT 008 Rev A Charles & Associates 05/11/25

Director of Universal Services
Patrick Blogg

The above document responds to the LLFA previous comments regarding this application in turn. Following review of the above document HCC as LLFA has the following comments:

Surface Water Flood Risk.

Based on the response in the above report it appears our previous comments have been misunderstood. Please refer to our previous comments for our current position on surface water flood risk within this site.

To clarify: the LLFA do not question the accuracy of the EA flood risk mapping and we do not suggest that modelling is required to assess the flood risk. The EA maps identify the site is subject to risk of flooding from surface water.

The screen shots included in both the submitted FRA and the FRA addendum show a map of High and Medium flood risk and also show a map of yearly chance of flooding depth over 30cm. These maps identify a potential flood flow route on the Western boundary of the site and indicate isolated areas of flood risk. A map of low flood risk has not been included in the FRA. Review of the full EA flood risk mapping (extent) indicates that there are other potential flood flow routes through the site, that have not been shown in the FRA and these flood routes appear to have been ignored. These flow routes must be maintained as overland flow routes to ensure flood risk is not increased elsewhere. Flood storage areas must also be maintained or compensated for. A sequential approach in masterplanning for new development is encouraged. This is confirmed in the principles of the new national standards for SuDS.

We note areas of existing flood illustrated within the plans in the above report do not correspond with the areas of flood risk shown on the EA maps.

If development is proposed in areas of high flood risk, catchment assessment and / or modelling needs to be undertaken to identify the source of the water and to demonstrate how it is to be mitigated. The area of flood risk to the south of the site appears to be fed from flow routes on the eastern and western sides of the site so the provision of a SuDS scheme is not considered adequate as mitigation.

Infiltration

The above report confirms that high groundwater levels observed within the site and groundwater protection designation preclude the use of infiltration drainage. This resolves our previous comment regarding infiltration drainage.

National Standards

The response in the above report regarding compliance with the national standards are noted. We maintain that the approach taken is not compliant with the national standards and we do not accept the explanation provided in the above report which is a misinterpretation of the standards.

HCC are allowing a transition period for adoption of the new national standards. Although this drainage strategy is not compliant with the standards and therefore not considered in line with best practice, we consider the approach taken is acceptable and we would not object to the application for this reason alone.

Access Road Drainage

Clarification has been provided resolving our previous comment.

Proposed Surface Water Connection to Public Sewer

The response in the above document is noted. We require written confirmation of approval for the proposed connection including the discharge rate from the sewer asset owner.

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>