



Hampshire County Council

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Enquiries to	Sarah Reghif	My reference	SWM/2026/0130
Direct Line		Your reference	APP/26/00035
Date	7 April 2026	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Planning Application for proposed demolition of existing hotel restaurant and replacement with new hotel annexe building providing additional hotel bedrooms and all associated works. at Premier Inn Portsmouth (Havant), 65 Bedhampton Hill Road, Bedhampton, Havant, PO9 3JN(Application No. APP/26/00035

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:

- Drainage Statement Report Issue 1

It is noted that this is a brownfield site however there are a number of areas where clarification and further information is required.

Director of Universal Services
Patrick Blogg

Discharge rates are provided in relation to the existing and proposed development but it is not clear which areas are included within each assessment. The area layout plan is confusing with some additional impermeable area not being included within the attenuated area. An assessment of greenfield runoff rates should also be provided for the site as the national standards require flows to be reduced, ideally to greenfield rates.

The proposals are to discharge to surface water sewer. While this is likely to be acceptable, further consideration needs to be given to the higher elements within the drainage hierarchy. No reference has been made to rainwater re-use nor is it clear whether there are any watercourses in the vicinity. These elements need to be clarified before discharge to surface water sewer can be agreed.

It is not clear what changes are being proposed to the area surrounding the new building which should be included within the proposed drainage strategy.

No mention has been made in relation to amenity or biodiversity and given that it is proposed to use tanked storage, this would not contribute to those elements.

Water quality needs to be assessed, particularly in relation to any new parking or road elements.

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/cangewatercourse>