Hampshire County Council

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Direct Line		*Your reference*	APP/26/00361
Date	4 August 2026	*Email*	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Erection of a building with associated parking, yard and landscaping. at Plot 4 Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE (Application No. APP/26/00361)

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 Strategy W24091-PER-XX-XX-RP-C-00001 Rev P2 Perega 16/04/26
- Phase 2 Ground Investigation Report 333702010-STN-XX-XX-RP-GE-1000 Rev P01 Stantec 15/01/26

Director of Universal Services
Patrick Blogg

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HCC LLFA were engaged through our pre-app service and provided advice on the emerging drainage strategy in our report dated 19 September 2025.

Following review of the above document HCC as LLFA has the following comments:

Approved site wide drainage strategy.

We have referred to what we believe is the approved sitewide drainage strategy for the Dunsbury Hill Farm Development:

- Surface water Drainage and SuDS Strategy 30142/2001 R001 Rev 0 Peter Brett 15.05.15

This document is confirmed as the approved drainage strategy in the above document paragraph 9.3. We recommend the LPA confirms that this document is the approved drainage strategy for the wider site.

Although we have a copy of this report, we have been unable to locate the report appendices which contain information required to fully understand the design of the strategic drainage infrastructure constructed to serve the site. The proposed drainage system for Plot 4 relies on the strategic drainage network for the final stage of attenuation / flow restriction prior to discharge.

The LLFA request a full copy of the 2015 drainage strategy report including its appendices. We require this document to complete our review. We requested that this information was submitted for all future reserved matters applications in our pre-application report 19.09.25.

Surface Water Discharge Location

The proposed discharge location is into the strategic drainage network in the access road. This is in accordance with the approved drainage strategy

Surface Water Discharge Rate

The proposed discharge rate from the site exceeds the estimated mean annual flood (Qbar) for the existing greenfield site. We understand that flows are further restricted and attenuated within the strategic network. But as significant changes to the plot boundaries / areas have been made, it is not clear whether the strategic network has been designed with sufficient capacity to accommodate the anticipated flow rates and volumes. The proposed discharge rate is based on design undertaken by hydrock in 2021 which as far as we are aware does not form part of the approved drainage strategy for the site. It is not clear how this discharge rate has been derived. The approved discharge rate from plot 4 was based on a site area of 0.477ha, where the drained area of plot 4 is now confirmed as 3.118ha. The modelled discharge rate as shown in the hydraulic calculations (46.5l/s) exceeds the proposed discharge rate stated in the body of the report (31.7l/s). Further explanation is required on how the proposed discharge rate from plot 4 has been derived and demonstrating how this fits into the drainage strategy for the wider site.

We also note significant volumes of flood are indicated in the hydraulic calculations in the loading bay area. Further evidence is required to demonstrate this flooded volume can be managed within the site before draining via the network without overflowing into the adjacent plot. It should be noted that in the causeway flow software, flooded volume is lost from the system and therefore due to significant volumes of flooding indicated, the results may not be representative. It is not clear how changes to the plot size and discharge, impact on the operation of the strategic drainage network, or whether the require restriction of the final discharge to the Hermitage Stream would be achieved..

Strategic Drainage Network

As the development plots have been changed following approval of the site wide drainage strategy the LLFA believe the strategic drainage design should be reviewed and updated as required. Either an updated strategic drainage model or a combined model of the entire drainage network should be submitted for approval. Off site works to amend the strategic network may be required.

The LLFA are unable to provide a substantive response as insufficient information has been submitted to demonstrate accordance with the approved drainage strategy.

We have not carried out a full review of the drainage design as it has not been demonstrated that the proposed drainage strategy is appropriate. We may have additional comments at a later date.

The site is on the border of two catchment priority areas Lavant West and Lavant Waterlooville. The LLFA require further information to demonstrate that surface water discharge will be restricted in accordance with the approved drainage strategy for the site, to be satisfied that downstream flood risk will not be increased as a result of this development.

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/changewatercourse

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/changewatercourse