Hampshire County Council

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Enquiries to	Scott Glover	*My reference*	SWM/2026/0511
Direct Line		*Your reference*	APP/26/00453
Date	4 August 2026	*Email*	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Outline permission for the erection of a building for employment purposes with associated parking and landscaping. All matters reserved except access, layout parameters and scale parameters. at Plot 6 Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE (Application No. APP/26/00453)

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 W24084-PER-60-XX-RP-C-00001 Rev P4 Perega 05/06/26

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 9.7. 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.

We believe Plot 6 was originally intended to drain via the strategy drainage network for the development. The proposed drainage system for Plot 6 is now shown as independent of the strategic drainage network. If plot 6 is to have it's own outfall, then the final discharge from the strategic drainage network serving the rest of the development to the South must be reduced to match the greenfield runoff estimate for the network catchment excluding plot 6.

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 to the East into the watercourse referred to as "Park Lane Stream". The site of plot 6 currently drains to the South and forms part of the Hermitage Stream catchment. This is not in accordance with the approved drainage strategy or current standards. As the proposed strategy is now to discharge surface water into an different catchment, the LLFA must object on the grounds of increased flood risk downstream of the proposed discharge point. We raised this concern in our pre-app report 19.09.25.

Surface Water Discharge Rate

The proposed discharge rate from the site exceeds the estimated mean annual flood (Qbar) for the existing greenfield site. This is not in accordance with current standards or best practice guidance. We raised this concern in our pre-app report 19.09.25. We are unable to support proposals with discharge rates above Qbar.

Strategic Drainage Network
As the development plots have been changed following approval of the site wide drainage strategy, and plot 6 no longer is proposed to drain via the strategic drainage network, the LLFA believe the strategic drainage design should be reviewed and updated as required. An updated strategic drainage model 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.

Of particular concern is the proposed discharge into a different catchment than the site currently drains. Due to the increased risk of flooding downstream, the LLFA can not support the proposals and must maintain and objection.

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*