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W24084-PER-10-XX-LT-C-00001 P01
W24084

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Dear Scott

Re: Response to LLFA Objection – APP/26/00408 – Plot 1, Dunsbury Park, Fitzwygram Way, Havan, PO9 4EE.

Thank you for your letter dated 04/08/2026 (ref: “SWM/2026/0460”) which details your objections to the proposed surface water drainage strategy for the Plot 100 development site. Please see below the table summarising your objections and our responses to those objections.

Please also find the attached copy of the previously approved site-wide drainage strategy report (by Peter Brett Associates) as requested to accommodate your objection comments.

Structural Engineering
Civil Engineering
Glass & Façade Engineering
Building Surveying
BIM & Information Management
Embodied Carbon Analysis
Expert Witness

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Table 1 - LLFA Objection Summary Table

Item	LLFA Objection	Perega Response	Status
1	<p>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.</p> <p>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.</p> <p>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</p> <p>The County Council has reviewed the following documents relating to the above application:</p> <ul style="list-style-type: none"> • Drainage Strategy Report W24084-PER-10-XX-RP-C-00001 Rev P3 Perega 10/03/26 <p>HCC LLFA were engaged through our pre-app service and provided advice on the emerging drainage strategy in our report dated 19 September 2025.</p> <p>Following review of the above document HCC as LLFA has the following comments:</p>	<p>Letter introduction. No response from Perega</p>	
1.1	<p>Approved site wide drainage strategy.</p> <p>We have referred to what we believe is the approved sitewide drainage strategy for the Dunsbury Hill Farm Development:</p> <ul style="list-style-type: none"> • Surface water Drainage and SuDS Strategy 30142/2001 R001 Rev 0 Peter Brett 15.05.15 <p>This document is confirmed as the approved drainage strategy in the above document paragraph 5.3. 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</p>	<p>Approved site wide drainage strategy.</p> <p>The drainage strategy for Plot 100 has been developed in accordance with the approved site-wide drainage strategy, 'Dunsbury Hill Farm – Surface Water Drainage and SuDS Strategy 30142/2001 R001 Rev 0', prepared by Peter Brett in May 2015.</p> <p>A full copy of the 2015 drainage strategy, including Appendices A–C, is enclosed. Appendix D containing the original site-wide MicroDrainage</p>	Ongoing

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	<p>infrastructure constructed to serve the site. The proposed drainage system for Plot 1 relies on the strategic drainage network for the final stage of attenuation / flow restriction prior to discharge.</p> <p>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.</p>	<p>calculations could not be located within our records, nor on the planning portal.</p>	
1.2	<p>Surface Water Discharge Location</p> <p>The proposed discharge location is into the strategic drainage network in the access road. This is in accordance with the approved drainage strategy.</p>	<p>Surface Water Discharge Location</p> <p>No comment.</p>	closed
1.3	<p>Surface Water Discharge Rate</p> <p>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.</p> <p>The proposed discharge rate of 9.3l/s is based on the approved drainage strategy for the site. The approved discharge rate from plot 1 was based on a site area of 0.546ha, where the drained area of plot 1 is now confirmed as 0.78ha.</p> <p>Although the proposed discharge rate remains as previously approved, the drained area has increased and therefore the volume of discharge and duration of the output hydrograph for the plot is expected to increase. Further explanation is required on how the proposed discharge rate from plot 1 fits into the drainage strategy for the wider site. It is not clear how changes to the plot size, could 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.</p>	<p>Surface Water Discharge Rate</p> <p>The proposed discharge from Plot 100 is restricted to 9.3 l/s, which is the rate identified in the approved site-wide drainage strategy. Although the drained area has increased from 0.546 ha to 0.780 ha, the allowable peak discharge from Plot 100 remains capped at the previously approved rate of 9.3 l/s.</p> <p>We understand that the 9.3 l/s discharge rate exceeds the Qbar for existing greenfield Plot 100 area. However, this restricted discharge rate must be considered in the context of the approved strategic drainage network, rather than as an individual plot drainage discharging directly to a watercourse. It has been noted in the approved drainage strategy 30142/2001, the proposed discharge rate for each individual plot is calculated as:</p> <p><i>'an allowable discharge rate of 5 times Qbar (5 x 3.4 l/s/ha = 17.0 l/s/ha). The remaining attenuation requirement to meet the overall restricted site discharge'</i></p> <p>Additionally, the 'surface water strategy and storage requirement' drawing 30142/2001/001 (Appendix C) confirms and notes;</p> <p><i>'2. Allowable discharge rate for each plot = 5 x 3.4 l/s/ha x Impermeable Area.'</i></p>	Ongoing

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		<p>Applying this approved formula to the revised 0.78 ha drained area would permit an allowable discharge rate greater than 9.3 l/s, yet the proposed Plot 100 drainage discharge does not introduce a new or increased discharged beyond the previously approved 9.3 l/s rate.</p> <p>Plot 100 is proposed to discharge into the existing strategic network rather than directly to the watercourse. Accordingly, it is the final restricted discharge from the strategic drainage network into the Hermitage Stream, that is designed and approved to reflect the site-wide's greenfield Qbar rate. The approved discharge rate for the site wide detention basin is 34.25 l/s (3.4 l/s/ha), and this is not proposed to be amended or altered in any way.</p> <p>We understand that the increase in the contributing area may result increase on the volume of discharge and the duration of the output hydrograph. However, the purpose of the approved strategic drainage network is to provide the required attenuation and flow control between each individual plot ahead of the final discharge onto the Hermitage Stream. The peak discharge rate from Plot 100 still remains controlled to the approved discharge rate 9.3 l/s, with increased on-site attenuation tank volume proposed to accommodate for the revised 0.78 ha drained area. The increase attenuation dimensions/calculation for plot 100 have already been included within the previous submissions and remain unchanged – please refer to Appendix C of Plot 100 Drainage Strategy Report W24084-PER-10-XX-RP-C-00001 for the details.</p>	
1.4	<p>Strategic Drainage Network</p> <p>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. Offsite works to amend the strategic network may be required.</p> <p>The LLFA are unable to provide a substantive response as insufficient information has been submitted to demonstrate accordance with the approved drainage strategy.</p>	<p>Strategic Drainage Network</p> <p>The proposed drainage strategy for plot 100 has been developed with reference to the approved Peter Brett's site-wide drainage strategy, which established an overall discharge rate of 34.25 l/s to the Hermitage Stream. Following on from the changes to the development plots, the revised plot 100 drainage strategy has been reviewed against the site-wide strategy. Although Plot 8, as shown within the Peter Brett's strategy, no longer discharges to the site-wide drainage network, the overall</p>	Ongoing

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	<p>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.</p> <p>The site is on the border of two catchment priority areas Lavant West and Lavant Waterloooville. 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.</p> <p>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.</p>	<p>discharge from the revised drained area to the Hermitage Stream remains restricted to the approved 34.25 l/s (3.4 l/s/ha) discharge rate.</p> <p>On-site attenuation is proposed for the revised drained area to ensure the allowable discharge rate for plot 100 is maintained as per the original drainage strategy for the plot, as well as the strategic overall drainage discharge to the Hermitage remaining within the approved rate.</p> <p>Therefore, the proposed changes to the plot drainage strategy do not result in an increase to the approved overall site-wide discharge rate and there is no increase to the downstream flood risk due to the updated drainage strategy to plot 100.</p>	

We trust the above and included are sufficient to accommodate the removal of your objection to the proposed drainage scheme for this site.

Regards



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Incl.

- Peter Brett & Associates Sitewide Drainage Strategy (Report & Appendix)