

Scott Glover
Flood & Waste Management Team
Hampshire County Council
The Castle
Winchester
Hampshire
SO23 8UD

Quarry Court, Lime Quarry Mews,
Guildford
Surrey GU1 2BX

T: 01483 565 886

E: guildford@perega.co.uk

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W24084

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perega.co.uk

Dear Scott

Re: Response to LLFA Objection – APP/26/00361 – Plot 400, Dunsbury Park, Fitzwygram Way, Havan, PO9 4EE.

Thank you for your letter dated 04/08/2026 (ref: “SWM/2026/0413”) which details your objections to the proposed surface water drainage strategy for the Plot 400 development site. Please see below the table summarising your objections and our responses to those objections.

Please also find the attached copy of the 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

Registered office:
Quarry Court, Lime Quarry Mews,
Guildford, Surrey GU1 2RD

Registered in England and Wales
No. 06376815

VAT Registration No. 211 8019 07



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"> • Flood Risk Assessment & Drainage Strategy W24091-PER-XX-XX-RPC-00001 Rev P2 Perega 16/04/26 • Phase 2 Ground Investigation Report 333702010-STN-XX-XX-RP-GE1000 Rev P01 Stantec 15/01/26 <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.</p> <p>PLEASE NOTE THAT ANY REFERENCE TO THE HYDROCK REPORT (2021) IS IN ERROR AND SHOULD NOT HAVE BEEN USED TO SUPPORT THE DRAINAGE STRATEGY CALCULATIONS OR ASSUMPTIONS FOR THIS REPORT.</p> <p>No other 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>	<p>Approved site wide drainage strategy.</p> <p>The drainage strategy for Plot 400 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>	Ongoing

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	<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 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.</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>A full copy of the 2015 drainage strategy, including Appendices A–C, is enclosed. Appendix D containing the original site-wide MicroDrainage calculations could not be located within our records, nor on the planning portal.</p> <p>We have derived the proposed discharge rate for plot 400 by reviewing the overall discharge rate for the plot (as per the Peter Brett drainage strategy, plots 5 and 7), and also reviewing the drainage strategy for the already construction Plot 4a, which is located south of our proposed plot 400 and north of Fitzwygram Way. This is assessed below under item</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 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.</p>	<p>Surface Water Discharge Rate</p> <p>We understand that separate planning applications have been submitted for individual plots, which collectively form part of the combine scheme and continue to discharge through the existing drainage network. The revised Plot 400 and Plot 4a layouts represents a rearrangement of areas previously identified as Plot 5 and Plot 7 within the Peter Brett's drainage strategy.</p> <p>In the Peter Brett drainage strategy, Plot 5 and Plot 7 had a combined drained area of approximately 3.054 ha and the proposed discharge rate for each plot was 38.72 l/s and 13.20 l/s respectively (totalling a combined discharge rate for these plots of 51.92l/s in the original Peter Brett sitewide drainage strategy)</p> <p>The proposed development to Plot 5 and Plot 7 now include for the already constructed Plot 4a, and our proposed development to Plot 400.</p> <p>Plot 4a is already approved and constructed on site (in accordance with planning application "APP/17/01324") within the site-wide drainage strategy with the detailed drainage design prepared by BAM Design. Their drainage strategy report 'DHF-BMD-</p>	Ongoing

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	<p>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.</p>	<p>Z4A-XX-RP-P-58701' notes that the surface water discharge rate for Plot 4a was designed for a 1 in 100-year storm event + 30% for climate change. It appears that the 1 in 100-year greenfield runoff rate was used (10.9 l/s/ha) to determine the discharge rate for plot 4a. This greenfield rate is derived from the approved FRA prepared by Atkins on March 2012 for the side-wide Dunsbury Hill Farm.</p> <p>It has therefore been assumed the restricted discharge rate for Plot 4a is 20.71 l/s (1.90ha x 10.9 l/s/ha).</p> <p>As Plot 4a and Plot 400 are to be considered together as a combined area under the revised layout, the same greenfield discharge rate principle for Plot 4a has been applied to determine the Plot 400 discharge rate.</p> <p>When applying the same principle to our case for Plot 400;</p> <p>2.96 ha x 10.9 l/s/ha = 32.26 l/s</p> <p>Based on the calculation, the proposed discharge rate for Plot 400 would be 32.26 l/s.</p> <p>However, this means the total restricted discharge rate for the two plots combined would be 52.97 l/s, which is greater than the original sitewide drainage strategy (51.92 l/s). For this reason, we propose a restricted discharge rate of 30 l/s for Plot 400, to ensure the overall discharge rate for these two plots does not exceed the original combined discharge rates for this area. It is proposed to design the attenuation to Plot 400 to accommodate a restricted discharge rate of 30 l/s.</p> <p>Ultimately, the proposed discharge rate for Plot 400 does not increase the original discharge rate into the sitewide network and does not have an impact on the overall sitewide drainage strategy.</p> <p>With regards to the flooding to the loading docks, this volume is calculated due to flooding in the loading docks and also elsewhere within the yard area. The loading docks are sufficiently deep to accommodate this flood volume for the 1:100 + CC event. The flood storage volume is not include in the FLOW analysis and is assessed once the flooding is established. The storage capacity within the loading docks is</p>	

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		significant and it is a well established measure for warehouse/industrial units with loading docks to accommodate the 1:100 + cc event on site.	
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. Off site 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. 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 Waterloo. 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>Strategic Drainage Network</p> <p>The proposed drainage strategy 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, equivalent to the site-wide greenfield Qbar rate of 3.4l/s.</p> <p>Following on from the changes to the development plots, the revised drainage strategy has been reviewed against the site-wide strategy. The overall discharge rate from the revised drained area to the Hermitage Stream remains restricted to the approved 34.25 l/s discharge rate.</p> <p>On-site attenuations and flow controls are proposed for the revised drained area to ensure that runoff is appropriately managed prior to entering the strategic drainage. The proposed Plot 400 drainage maintains the restricted discharge of 30 l/s, while the overall site-wide drainage discharge to the Hermitage Stream remains limited to the approved 34.25 l/s. Therefore, the proposed changes to the Plot 400 drainage do not result to an increase to the approved overall discharge rate.</p>	Ongoing

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

Regards



Gregory Schmidt BEng (Hons)
Associate – Head of Civil Engineering
gschmidt@perega.co.uk