Hampshire County Council

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Date	25 September 2026	*Email*	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Haslar Immigration Removal Centre (IRC), Dolphin Way, Haslar, Gosport, PO12 2AW

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 and Surface Water Drainage Strategy REF 8607-R09 REV E 1st Horizon -1/05/2026

This is an outline planning permission with all matters reserved. The application involves the expansion of the Haslar Immigration Removal Centre (IRC) on existing land within the applicant's ownership. This is a brownfield development which currently has disused pitches, a small, public car park

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(Haslar Sea Wall Car Park) and a grassed area (previously used as a car park). The proposal is to build 4 accommodation blocks to accommodate an additional 470 residents, a dining hall, a CASU building, exercise areas and recreational space with refurbishment of the existing buildings.

The site is located in Flood Zones 2 and 3 (tidal flooding) and there are some areas of surface water ponding on the northeast of the site, and the site access route is at risk of surface water flooding. There is some risk of groundwater flooding along the northern boundary of the site. Indicative layouts indicate that open space is located in the areas of surface water flooding. Submitted information suggest that finished flood levels will be set at 4.64m AOD to reduce the risk of internal flooding. In places this will mean raising floor levels by up to 1.27m. The applicant has suggested land raising or avoiding sleeping accommodation on the ground floor may be used instead, installing flood resilient measures and the use of flood warning with emergency flood plan. These proposals are primarily to address tidal flooding issues.

No indication of where the raise ground could be located has been indicated at this stage and if in the location of surface water flooding, could result in the displacement of flood waters. However, due to the location of the ponding and the site's location adjacent to the coast, any displacement is only likely to affect the site itself. Given this we are not concerned about this element and are satisfied that the site will be safe from internal flooding from surface water.

The site geology consists of made ground over sand and gravel river terrace deposits over Selsey Formation. Given the presence of clay on site infiltration is not deemed likely. The site is proposed to discharge via a pumped system to an existing onsite surface water sewer. Pumps are needed due to site levels. Site drainage is proposed via permeable paving, crate storage, swales and filter drain.

It is proposed to discharge at greenfield QBAR rates up to the 1 in 100 year climate change storm event. A value of 40% was used for climate change. Where this is the correct value will depend on the lifetime of the development which has not been set out in the Flood Risk Assessment. However, given how much of the site is open space, and that all matters bar access is reserved, if the higher climate change rate of 45% is needed there should be sufficient space on site to accommodate this.

Given that we are happy that some form of drainage strategy should be viable on site, we have no objections subject to conditions.

1. No development shall begin until a detailed surface water drainage scheme for the site, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:

a) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
b) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
c) Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
d) Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

2. Details for the long term maintenance arrangements for the surface water drainage system and surface water pumping station shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings. The submitted details shall include
    a) Maintenance schedules for each drainage feature type and ownership
    b) Details of protection measures
    c) Confirmation of who is responsible for the maintenance of the pumping station
    d) Details of measures put in place to minimise risk in the event of failure of the pumps.

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,

