



Hampshire County Council

Universal Services
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Enquiries to	Sarah Reghif	My reference	SWM/2026/0045
Direct Line		Your reference	RM/25/100615
Date	8 April 2026	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Submission of Reserved Matters relating to Layout, Scale, Appearance, and Landscaping pursuant to Condition 4 (RM Requirements) of Outline Planning Permission O/20/89498 for the erection of 357 dwellings within Phases 13A and 14 (The Holme and Homestal), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant to the following conditions:

- Condition 16 (Arb Assessment)
 - Condition 21 (Design Code Compliance)
 - Condition 25 (Refuse)
 - Condition 31 (Higher Access Standards)
 - Condition 32 (Internal Space Standards)
 - Condition 35 (Built Heritage)
 - Condition 45 (Noise Assessments)
 - Condition 58 (Flood Mitigation)
 - Condition 59 (Foul Drainage)
 - Condition 61 (SUDs)
 - Condition 64 (EMMP)
 - Condition 67 (Landscaping)
 - Condition 71 (BNG)
 - Condition 72 (New Forest Protected Sites Mitigation)
 - Condition 76 (Nutrient Neutrality)
- (Outline application subject to Environmental Impact Assessment at Land West of Burnetts Lane (The Holme and Homestal), Horton Heath, Eastleigh, SO30 2HH(Application No. RM/25/100615**

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.

Director of Universal Services
Patrick Blogg

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 Rev P03
- Applicants Response to LLFA dated 09/03/26

While the majority of our previous comments have been addressed, there are still some areas where additional information is required.

The catchment plans in Appendix B do not include all areas which have been used to generate the discharge rates. Gardens are not included so would effectively increase the runoff leaving the site. This needs to be addressed.

Concerns were also raised regarding pipes running through multiple gardens. It is stated that these will be under riparian ownership however this presents challenges with maintenance and co-ordination between residents. We would always recommend that shared features are managed by a central body.

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/cangewatercourse>

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/c/hangewatercourse>