



Hampshire County Council

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Enquiries to	Scott Glover	My reference	SWM/2026/0278
Direct Line		Your reference	F/26/101233
Date	29 April 2026	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Construction of 12no. dwellings comprising of 9no. apartments and 3no. houses, with associated landscaping, parking and access from Derby Road. at 237 Chamberlayne Road and 5b Derby Road, Chamberlayne Road, Eastleigh, SO50 5HX(Application No. F/26/101233

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:

- Flodd Risk and Drainage Strategy L251040 AKS Ward 30.03.26
- Below Ground Drainage Layout MPE-AKSW-XX-XX-DR-C-9201 Rev P01 AKS Ward 20.03.26

Director of Universal Services
Patrick Blogg

- Surface Water Drainage Calculations – Flow Model Report MPE-AKSW-XX-XX-CA-C-0001 Rev P01 20/03/26

Following review of the above document HCC as LLFA has the following comments:

The LLFA now assesses all new planning applications against the requirements of the National Standards for SuDS published June 2025.

The proposed surface water discharge to a public surface water sewer is in our assessment appropriate for this site given the site geology and hydrology which precludes the use of infiltration drainage or discharge to a water course. The LLFA require written confirmation from the sewer asset owner of approval in principal for the proposed connection to the sewer and the proposed surface water discharge rate. This information is required to confirm the feasibility of the proposed outfall. The ownership of the private surface water sewer pipe located outside of the planning boundary and coloured grey in the above below ground drainage layout plan is not clear. If this pipe is within the ownership of the applicant, this should be confirmed, otherwise the ownership should be investigated and details provided to the LPA, permission to connect and details of easements will also be required. The private surface water sewer has not been traced / surveyed up to a connection to the public sewer and therefore the downstream connectivity is unclear. The survey information indicates the pipe is currently blocked. Further information is required to confirm the condition and connectivity of the existing pipe network and the location of the connection to the public sewer. Further permissions may be required for example with Hampshire Highways if private pipes are located in the highway.

The LLFA are unable to complete a review of the submitted hydraulic calculations as insufficient information has been provided in the flow model report. Details of the proposed flow control have not been included in the report. Further information is required to enable the LLFA to assess the suitability of the proposed discharge rate. In future submissions, the applicant should include network design table - links in the hydraulic model report to assist review.

We note an infiltration coefficient has been applied to the base of the proposed permeable paving features. The simulation results indicate no outflow by infiltration. If partial infiltration is proposed, the infiltration potential of the soil and ground water levels should be investigated and supporting information provided to the LPA. We would encourage maximising opportunities for infiltration where feasible and this may provide opportunity to reduce the surface water discharge from the site. This can be investigated at detailed design stage but for the time being if there is no available site investigation, then no infiltration should be assumed.

The National Standards for SuDS standard 3.19 requires that surface water discharge up to the 1%AEP event shall be limited to the 50%AEP greenfield runoff rates. The proposed discharge rate exceeds the estimated 50%AEP greenfield runoff rate for the site. The standards allow a relaxation factor applied to the target runoff rate which can be agreed with the approving body. The proposed discharge rate is within the maximum allowable relaxation but this is discretionary. Evidence must be provided to demonstrate why the greenfield runoff rate cannot be achieved. The justification appears to be the small size of the site and therefore the small size of orifice that would be required to limit discharge to the greenfield rate. Maintenance burden and risk of blockage is a valid consideration but details of the proposed flow control have not been provided. Different types of flow control such as vortex flow controls may provide more efficient control in flow for larger orifice sizes. Further information / justification regarding the proposed flow control is required to enable the LLFA to provide a recommendation to the LPA as approving body.

Details of external levels and exceedance flow route plan has not been provided.

It is not clear how the paved car parking access area between the two permeable paved areas is to be drained. This is relevant to the water quality assessment. Details of the proposed proprietary treatment device have not been provided. For clarity a catchment plan should be provided clearly illustrating the drained areas used in the hydraulic calculations. The total drained area within the hydraulic calculations is less than the total site area. Explanation is required to assist our understanding. A catchment based approach to drainage design should be followed with consideration of runoff from all contributing areas including both impermeable and permeable surfaces.

The above report does not address all of the requirements of National Standards for SuDS, specifically the standards for interception (standard 2), amenity (standard 5) or biodiversity (standard 6). The types of drainage features that are proposed such as permeable paving can provide some level of interception for the areas they drain, but the applicant should assess this in detail as the design is progressed and evidence should be submitted at reserved matters stage to ensure the design is compliant with the standards.

Responsibility for future maintenance of the surface water drainage system should be confirmed.

We require sufficient information to demonstrate the feasibility of the proposed surface water discharge location and justification of the proposed discharge rate before we can provide a positive recommendation to the LPA.

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/c/hangewatercourse>

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>