



Hampshire County Council

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Enquiries to	Susanna Hope	My reference	SWM/2026/0253
Direct Line		Your reference	O/26/101177
Date	19 May 2026	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Outline application with all matters reserved (apart from access) for the construction of up to 280 dwellings (Use Class C3) and associated provision of public open space, play area, landscaping, earth works, surface water drainage, infrastructure works and vehicle access off Maddoxford Lane following removal of existing buildings and structures. at LAND AT HOLLY TREE FARM, BOORLEY GREEN, EASTLEIGH, SO32 2DD(Application No. O/26/101177

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>

Director of Universal Services
Patrick Blogg

The County Council has reviewed the following documents relating to the above application:

- **Flood Risk Assessment & Drainage Statement – 2501890_A_ACE-XX-XX-RP-C-0301 – February 2026**
- **Ground Investigation Report – GE23094/GIR/OCT25 – 16/10/2025**

Thank you for consulting us on this outline application. It is understood that this is for 280 residential dwellings development. The site is mostly in Flood Zone 1 with Flood Zone 2 and 3 (associated with the River Hamble) being located on the Eastern side of the site. The residential dwellings are avoiding the Flood Zones, and the rest of the site is not shown to be at risk of surface water flooding. The site geology is Bracklesham and Barton group (sand, silt, clay) overlaid by river terrace deposits of sand and gravel so a perched water table may be an issue. The ground investigation report found very shallow groundwater of 0.34m bgl (WS4) and 0.30 bgl (WS6). As a result, the Flood Risk Assessment (FRA) has not considered infiltration likely and is instead suggesting two discharge locations, one into the River Hamble in the east and one to the offsite ordinary watercourse to the south.

The site is currently made up of three sub-catchments. One draining to the east, one draining to the north and one draining to the south. The FRA claims that the ditch to the north is a Highways ditch and that Highways will not allow a formalised discharge to the north and so are proposing to discharge the northern sub-catchment to the east into the River Hamble. The southern ordinary watercourse arises west of the site and eventually discharges into the River Hamble in the east. It is therefore hard to determine whether this change will be changing the area discharging to the River Hamble in practice or not.

- FEH greenfield rates calculations have used region 1 which is Scotland. Please use the correct region to calculate the greenfield runoff rate.
- Please confirm where the northern catchment area (located in the northwestern corner of the site) originally discharged to and where this discharge location went? If the existing northern catchment discharges to a separate watercourse, then, the proposed combined north and northeastern catchment will need to mitigate this by trickling off the existing northwestern area runoff. Currently, it is proposed to discharge everything at QBAR of 6.9 l/s/ha which is well above the trickle rate.
- Evidence showing that the Maddoxford Lane ditch is a Hampshire Highways watercourse will need to be provided. This can be provided at Reserved Matters stage.

- Surface water flows are proposed to be passed through a series of connecting basins before discharging to their respective watercourses via a conveyance disbursement swale.
 - Why is there no direct connection proposed between the basin and the watercourses?
 - How will the discharge rate be controlled?
 - Where this involves discharging across third party land (watercourse to the south) there is no way to ensure that this flow route is not obstructed in the future. Please confirm how the discharge route will be guaranteed going forward. We raised concerns with this approach in our comments on your minutes dated 21/08/2025.
- The FRA has not referred to the National Standards. All applications in Hampshire were required to apply the national standards from the start of January 2026. We note that the FRA was written in February 2026. Given that this is an outline application, the main issues to ensure that there is some option available for meeting the various standards. The proposed detention basins tick the interception standard. These may also meet the amenity and biodiversity requirements depending on how they are designed. Water re-use should be considered at Reserved Matters stage. Please ensure that future submissions are fully in line with the National Standards and our planning guidance. See link: <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

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>