

Flood Risk Assessment

One Horton Heath Primary School, Sports Facility and Allotments, Eastleigh

Date: June 2026

Project No.: 304871

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Revision: 03

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Issue and Amendment Record:

Revision	Comment/Amendment	Prepared	Reviewed	Approved	Date
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03	Forth Issue	TK	TK	TK	12.06.26

Contents

- 1.0 Introduction**
- 2.0 Existing Site Conditions**
- 3.0 Potential Flood Risk Affecting the site**
- 4.0 Flood Mitigation Proposals**
- 5.0 Summary and Recommendations**
- 6.0 Appendices**

1.0 Introduction

- 1.1** Scott White and Hookins have been instructed by Eastleigh Borough Council to undertake a flood risk assessment for a new primary school, sports facility and allotments as part of the One Horton Heath residential scheme. This flood risk assessment has been produced as a supporting document for a reserved matters application and takes the form of a desk study. A drainage strategy for the development is covered in separate document.
- 1.2** The existing site is currently grassland. The proposed development comprises a new primary school with several associated sports pitches, car parking, landscaping and allotment area in the south-east. The primary school and sports field project forms part of a wider development scheme called One Horton Heath. A location plan is provided in **Appendix A**. Proposed site plans and an overview of One Horton Heath development scheme are given in **Appendix B**.
- 1.3** PFA Consulting previously provided a site wide Flood Risk Assessment Addendum (reference G277-DOC01 FRA – Issue 2) to support an outline planning application (O/20/89498). This report captures changes required to the manage surface water across the One Horton Heath Development area linked with the emergent ecological mitigation measures proposed by the OPA. The strategic SuDS features provided within the report indicate treatment processes with maintenance procedures to ensure their effectiveness over the lifetime of the development.
- 1.4** On the basis of the proposed development the scheme is classed as 'Less Vulnerable' under table 2 of the NPPF. On this basis development is considered appropriate for flood zone 1 and 2 and 3a only. This site meets the sequential test criteria considering all forms of flooding, and an exception test is not required.

	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
FZ1				X	
FZ2		ETR			
FZ3a	ETR		ETR		
FZ3b	ETR				

Green – Development appropriate.

Red- Development not permitted.

ETR – Exception test required to allow development.

- 1.5** This report considers the flood risk to the proposed development and the impact that the development will have in relation to flooding of adjacent areas and watercourses.
- 1.6** This report takes into account the requirements of NPPF and local policies and is based on information received from the Environment Agency flood mapping and Southern Water.

- 1.7** Local planning policy is contained within the Eastleigh Local Plan. DM5 Managing Flood Risk states development in flood risk areas are only permitted if the scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site and where appropriate takes advantage of opportunities to utilise natural flood management techniques. See **Appendix I**.
- 1.8** This report is for the private and confidential use of the client and its agents and may not be copied in whole or in part without the written permission of Scott White and Hookins.

2.0 Existing Site Conditions

- 2.1** The site is located on land west of Burnetts Lane, Horton Heath, SO50 7QB centred on grid reference SU 49105 16899, and is approximately 5.9ha in size. A location plan is given in **Appendix A**.
- 2.2** The site currently comprises grassland. The site is bound by residential land use to the east, agricultural land to the north, a solar farm to the west and newly developed residential land to the south which forms part of the One Horton Heath residential scheme. An aerial view of the site is given in **Appendix A**.
- 2.3** A topographic survey was undertaken by Encompass Geospatial dated October 2025. The survey shows the northern field slopes to the north-west. The southern field slopes to the south-east. The highest levels are recorded around the centre part of the site, in addition to adjacent to the southern and eastern site boundaries. A copy of the survey is enclosed in **Appendix C**.
- 2.4** The site is currently a greenfield which is bound to the north by a riparian surface water ditch. It is understood the ditch (an ordinary watercourse) drains westwards and is a tributary of the Moorgreen Brook (EA Main River). There is another ordinary watercourse south of the site which initially drains away from the site before turning west and also discharges to the Moorgreen Brook. It is considered the site is drained by surface water infiltration, in addition to overland flow during times of heavy rainfall, all of which ultimately discharge to the lower-lying areas.
- 2.5** Southern Water asset plans in **Appendix D** show no surface water or foul sewers within the site. There are surface water sewers east of the site including in Laurel Cottage and Bramley Gardens. There is a surface water sewer outfall at the south-east boundary of the site from Crispin Close. There is a 225mm foul sewer in Burnetts Lane east of the site.
- 2.6** The British Geological Survey records for the site indicate that the site is unlikely to be underlain by superficial geological deposits. The site is likely to be underlain by bedrock of wittering formation comprising sand, silt and clay. See **Appendix E**.
- 2.7** The site is underlain by a Secondary A bedrock aquifer and is not within a Source Protection Zone.

3.0 Potential Flood Risk Affecting the site

3.1 Fluvial Flooding (overtopping of watercourses)

- 3.1.1 Flood plain mapping provided by the Environment Agency (EA) indicates that the site lies in Flood Zone 1: Low Probability of flooding from Rivers. See extract of flood maps in **Appendix F**.

The Flood Zones are defined in Table 1 of the Planning Practice Guidance (PPG) 'Flood Risk and Coastal Change' section as follows:

- Flood Zone 1 'Low Probability' – Land at less than 1 in 1000 (0.1%) annual probability of river or sea flooding;
- Flood Zone 2 'Medium Probability' – Land between 1 in 100 (1%) and 1 in 1000 (0.1%) annual probability of river flooding, or between 1 in 200 (0.5%) and 1 in 1000 (0.1%) annual probability of sea flooding;

Flood Zone 3 'High Probability' – Land at 1 in 100 (1%) or greater annual probability of river flooding, or 1 in 200 (0.5%) or greater annual probability of sea flooding.

3.2 Surface Water Flooding

- 3.2.1 The EA surface water flood map shows a large portion of the site is at very low risk of surface water flooding. The south-east corner of the site is at low, medium and high surface water risk. Based on site topography, the south-east corner acts as a natural low point where surface water accumulates (ponds) after intense rainfall, driven by overland flow from higher ground in the north-west. See mapping in **Appendix F**.
- 3.2.2 It should be noted that the surface water maps are generated using a generic methodology on a national scale, whereby rainfall is routed over a ground surface model. The analysis does not take account of any specific local information on below-ground drainage infrastructure such as culverts which are present in the area. Consequently the mapping provides a guide to potentially vulnerable areas based on the general topography of an area.

3.3 Groundwater Flooding

- 3.3.1 Based on the nearest BGS borehole log located in North Horton Heath (BGS Ref SU41NE231) the rest water level is approximately 17m below ground level in the Clay Layer. The rate and quantity of groundwater recharge will be restricted by the clay. The risk of groundwater flooding is negligible.

3.4 Reservoir Flooding

- 3.4.1 EA flood maps indicate the site is not at risk of flooding in the event of a breach from reservoirs.

3.5 Sewer Flooding

- 3.5.1 There are no public sewers which cross the site. The site generally falls to the east to the village of Horton Heath where the public sewers are located, therefore the risk of flooding from sewers is low.

3.6 Historical Flooding

- 3.6.1 According to the Strategic Flood Risk Assessment (and as mapped in **Appendix G**), a flood investigation was undertaken for land situated within or adjacent to the south-east boundary. Hampshire County Council confirmed the investigation was triggered by landowner disputes, blocked drains and new drains being installed, and efforts to redirect additional water to the ordinary watercourse via piping, see response in **Appendix H**).
- 3.7 Our assessment of the above indicates the site is generally at low risk of flooding from all sources. There is a low, medium and high risk of surface water in the south-east of the site due to runoff accumulation and presence of an ordinary watercourse to the south.

4.0 Flood Mitigation Proposals

4.1 Flood Mitigation

Sequential Approach

- 4.1.1 The NPPF encourages the application of the 'sequential approach' in the master-planning process for new development, i.e. locating the more sensitive/vulnerable elements of new development in the areas which lie at lowest probability of flooding and, conversely, reserve the areas of the site at greatest risk of flooding for the least vulnerable elements of the development (or, preferably, leave such areas undeveloped or as soft landscaping).
- 4.1.2 More vulnerable elements of the development (i.e. buildings are located within a very low surface water flood risk area with only less vulnerable elements of the development (i.e. allotments) located at low, medium and high surface water flood risk in the south-east corner of the site.

Ground Floor Levels

- 4.1.3 Current government guidance (ref: Preparing a flood risk assessment: standing advice - GOV.UK (www.gov.uk) recommends a freeboard allowance of 600mm above the design flood level (1% AEP) plus an appropriate climate change allowance. This guidance is not applicable as the site is within flood zone 1.
- 4.1.4 It is recommended that ground floor levels are set at a suitable freeboard above the foundations of the building to mitigate the residual flood risk associated with excess surface water runoff in an extreme rainfall event. However, due to the nature of the proposed development exterior ground levels surrounding the buildings should be flush with external door thresholds and be appropriately contoured to direct surface water away from buildings in such a scenario.

5.0 Summary and Recommendations

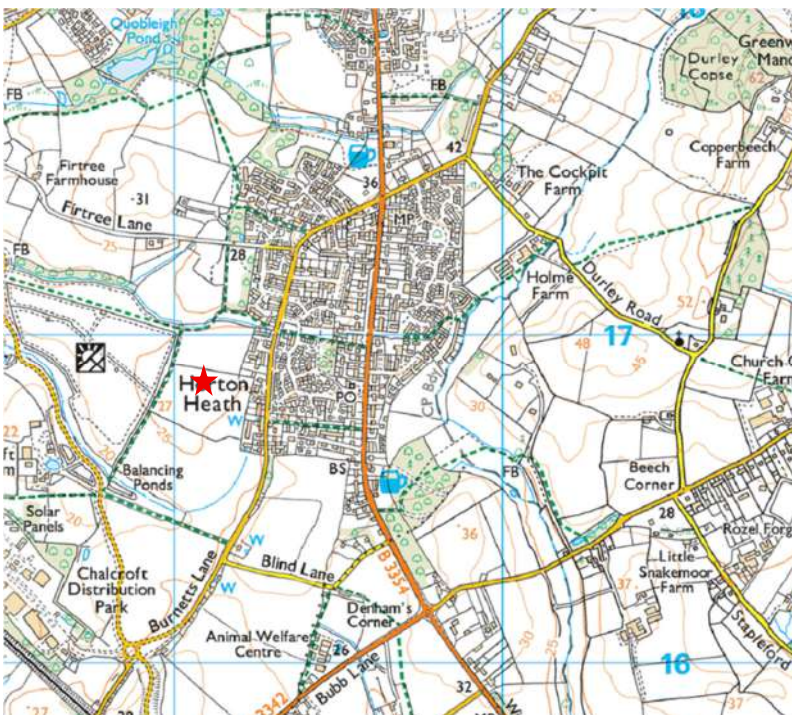
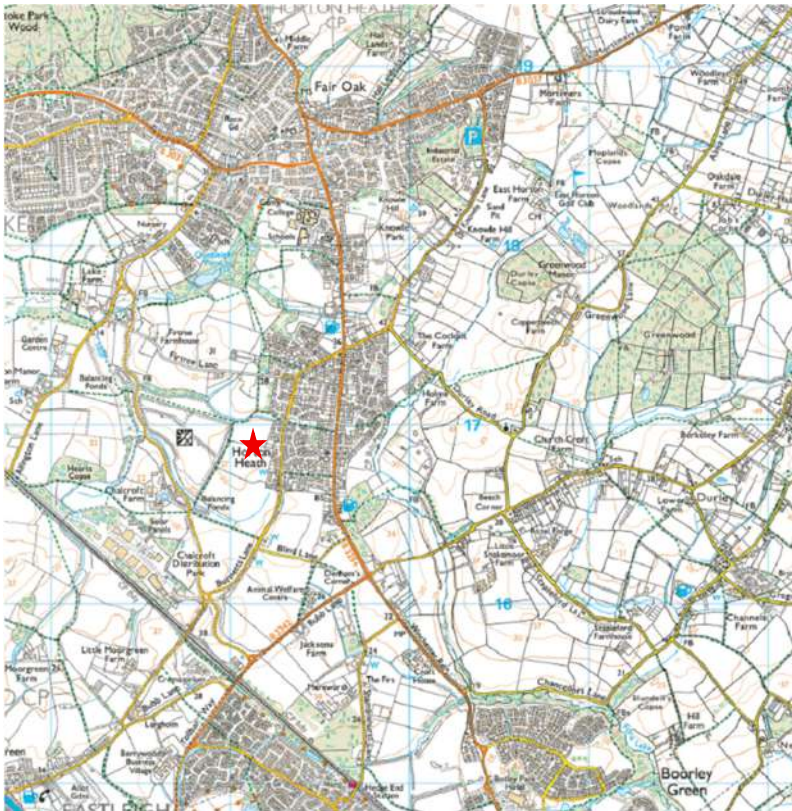
- 5.1** This Flood Risk Assessment (FRA) has been prepared by Scott White and Hookins to support a reserved matters application for a new primary school at Horton Heath, Hampshire.
- 5.2** This FRA concludes that:
- The site is in Flood Zone 1: Low probability of flooding from rivers.
 - The site is mainly at very low risk of surface water flooding except in the south-east corner which is at low, medium and high surface water flooding. The surface water flood risk in this area is assumed to be a result of surface water accumulating driven by overland flow from higher ground.
 - The site is concluded to be at low risk from other sources of flooding including from groundwater and sewers.
 - The proposed mitigation strategy demonstrates the development is safe through a number of measures as follows:
 - Sequential approach applied with only allotments proposed in the surface water flood risk area.
- 5.3** In conclusion, the future occupants and users of the proposed development will be safe from flooding and there will be no detrimental impact on third parties. The proposal complies with the National Planning Policy Framework (NPPF) and local planning policy with respect to flood risk and is an appropriate development at this location.
- 5.4** The details of the drainage proposals are covered in a separate surface water drainage report.

6.0 Appendices

- A. Site Location Plan**
- B. Proposed Site Plan**
- C. Existing Topographic Survey**
- D. Existing Sewer Record Drawings**
- E. British Geological Survey Records**
- F. Flood Map Extracts**
- G. SFRA flood map extracts**
- H. HCC Correspondence**
- I. Local Planning Policy applicable to the development**

Appendix A

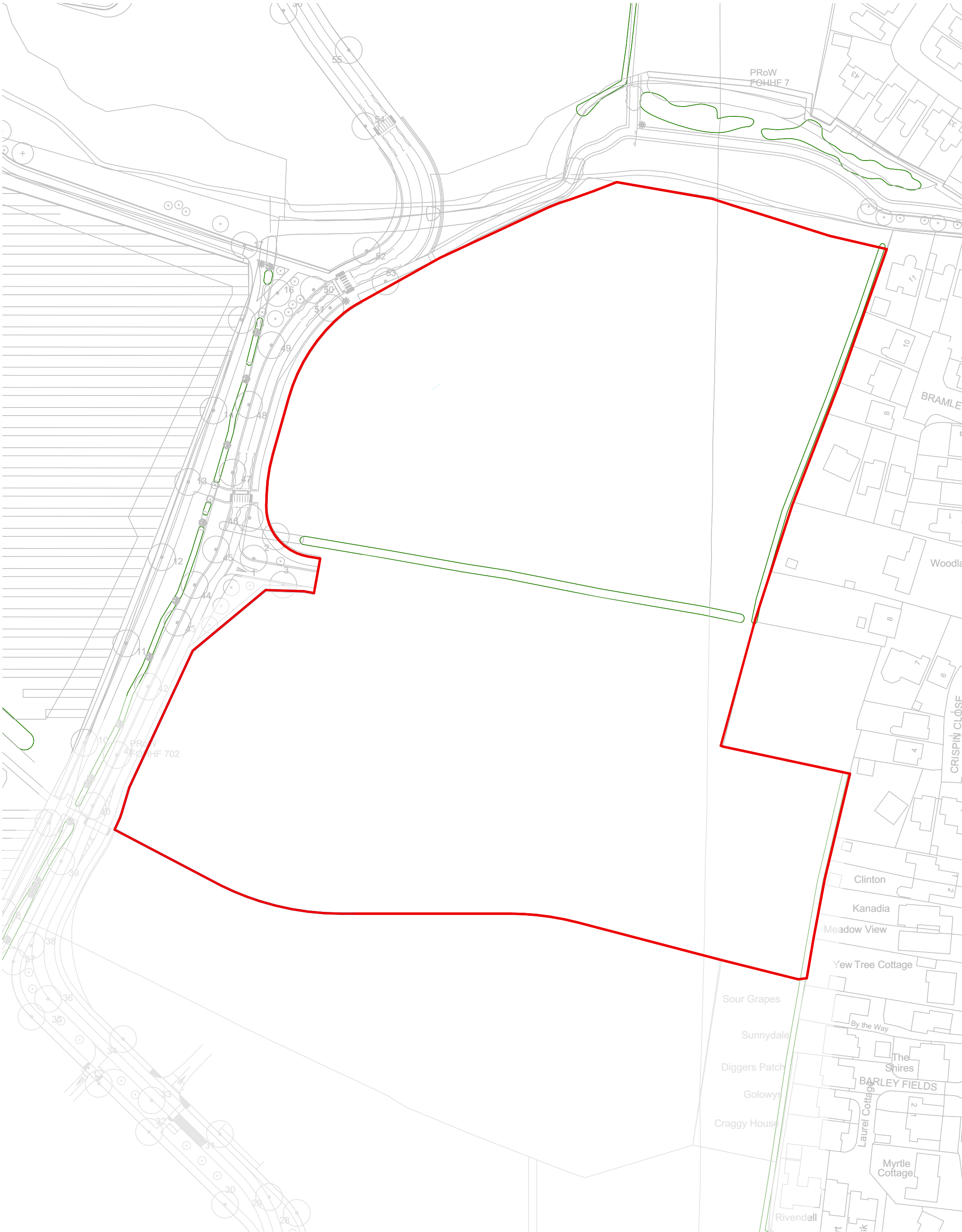
Site Location Plan



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Aerial photograph of existing site



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drawn by
MD

checked by
AS

date created
Sep 2025

scale at A3
1:1250

project title
One Horton Heath School

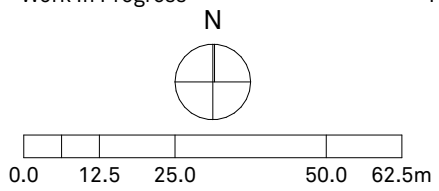
document title
Location Plan

rev.	date
P05	17/05/2026
P04	11/02/2026
P03	09/01/2026

changes description

status	issued by
S0	
S0	MD
S0	MD

project	originator	volume	level	type	role	number
OHHPs- RFT - 00 - ZZ - DR - A - 0001						
status	suitability description					revision
S0	Work In Progress					P05



Appendix B

Proposed Site Plan



Overview of the Reserved Matters Submission

One Horton Heath (OHH) is a comprehensive redevelopment scheme to the west of Horton Heath which will provide new retail, employment, residential, senior living, a new primary school, and a new local centre, amongst other new uses on land which is currently undeveloped. Outline planning permission for OHH was granted on 27 October 2025 under application reference O/20/89498.

The description of development proposed in the outline planning application was as follows:

"Outline: Phased mixed-use development comprising severable and separate phases of development (as per the Phasing Plan) consisting:

- Up to 2,500 residential units in total (across The Lower Acre, Quobleigh Breach, The Upper Acre, Round Copse, The Holme, The Homestal, Chalcroft Farm and The Folds phases and partially within Chalcroft Outfarm Works phase);*
- A Local Centre (and supporting secondary local centres) on land up to 3.1ha comprising mixed-use residential/retail/leisure/community/employment/day nursery/food establishment uses (Local Centre Phase);*
- Further non-residential floorspace on land up to 5ha comprising of office, commercial and industrial uses and general industrial and storage & distribution uses (Chalcroft Outfarm works and Fir Tree Farm Hub phases and partially within the Chalcroft Farm phase);*
- A 3FE Primary School (Primary School Phase);*
- Public open space including formal sports facilities and informal provisions (across Green Infrastructure Phases);*
- Allotments, ecological, landscape and sustainable drainage works;*
- Key infrastructure and utilities provision including new roads, footpaths, bridleways and cycle paths;*
- Vehicular access from Allington Lane, Fir Tree Lane and Burnetts Lane with improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and*
- Site preparation and demolition works All Matters Reserved Except Access."*

A series of Reserved Matters submissions are being made to Eastleigh Borough Council for the detailed design of the development phases that were approved as part of the aforementioned outline planning permission.

This Reserved Matters submission principally comprises of the detailed design of the 3FE Primary School and the adjoining sports facilities, together with the following:

- Associated green infrastructure;
- Allotments, ecological, landscape and sustainable drainage works;

- Key infrastructure and utilities, including the provision of vehicular and pedestrian access, footpaths, and cycle paths.

The outline planning permission is subject to a total of 76 planning conditions.

In accordance with Condition No. 4 of the outline planning permission, this report provides details of the layout, scale, appearance, and landscaping of the site. In addition, this report also considers those conditions that are relevant to the 3FE Primary School and adjoining sports facilities, which includes Condition No 58 stated below:

Each reserved matters application shall include details of a scheme to address the flood risk issues raised below and no development shall commence until such time as this scheme has been submitted to, and approved in writing by, the local planning authority:

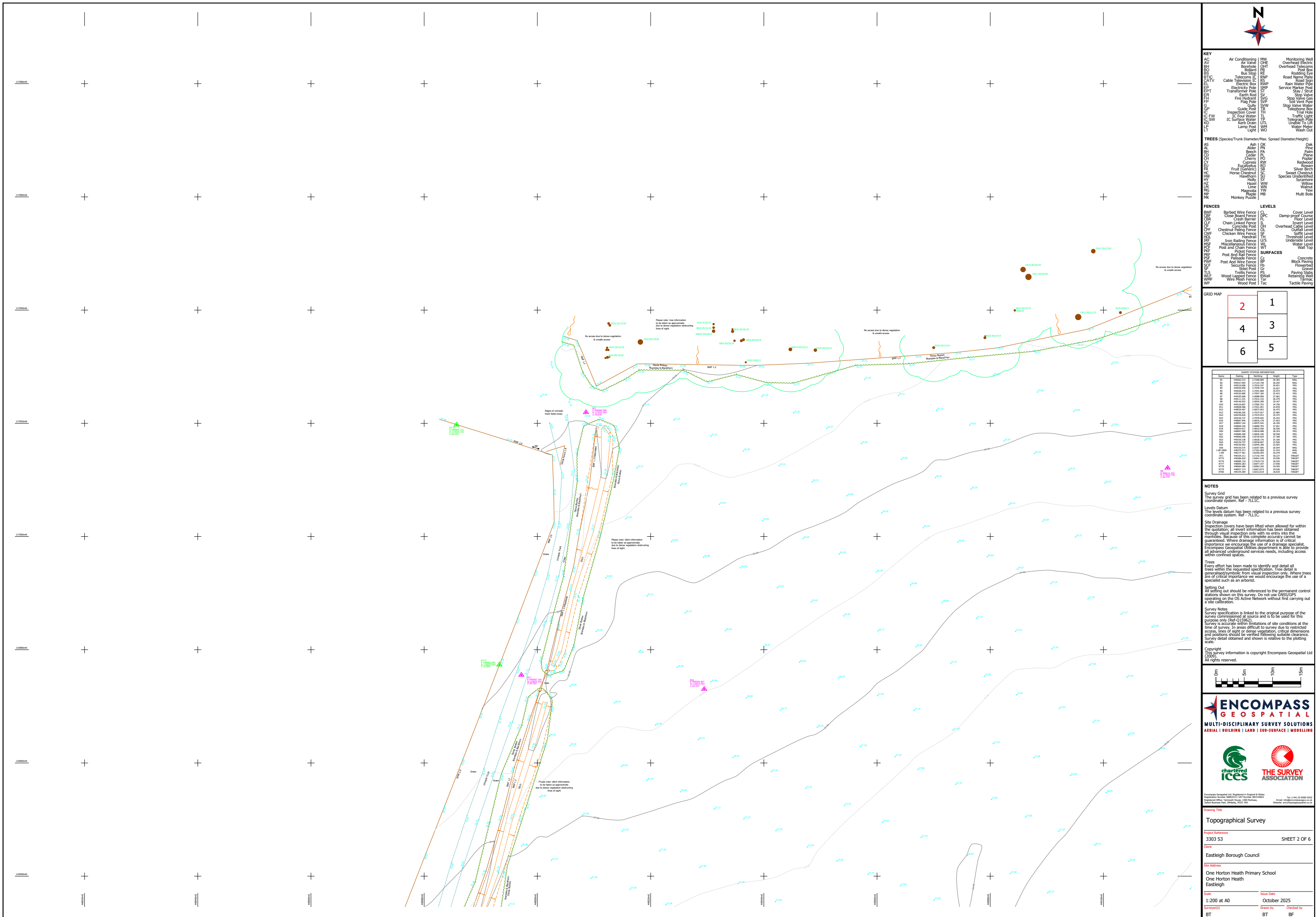
- Ensure the development is flood resilient by ensuring all finished floor levels are built 600mm above the 1 in 100yr design flood level with the latest climate change allowances.
- Ensure no development is built within flood zones 2 and 3
- Ensure development is directed away from any watercourse
- Ensure any watercourse crossings are detailed and do not increase the risk of flooding either on or off-site.

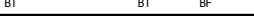
The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and its future users and for compliance with Policy DM5 of the Eastleigh Borough Local Plan

Appendix C

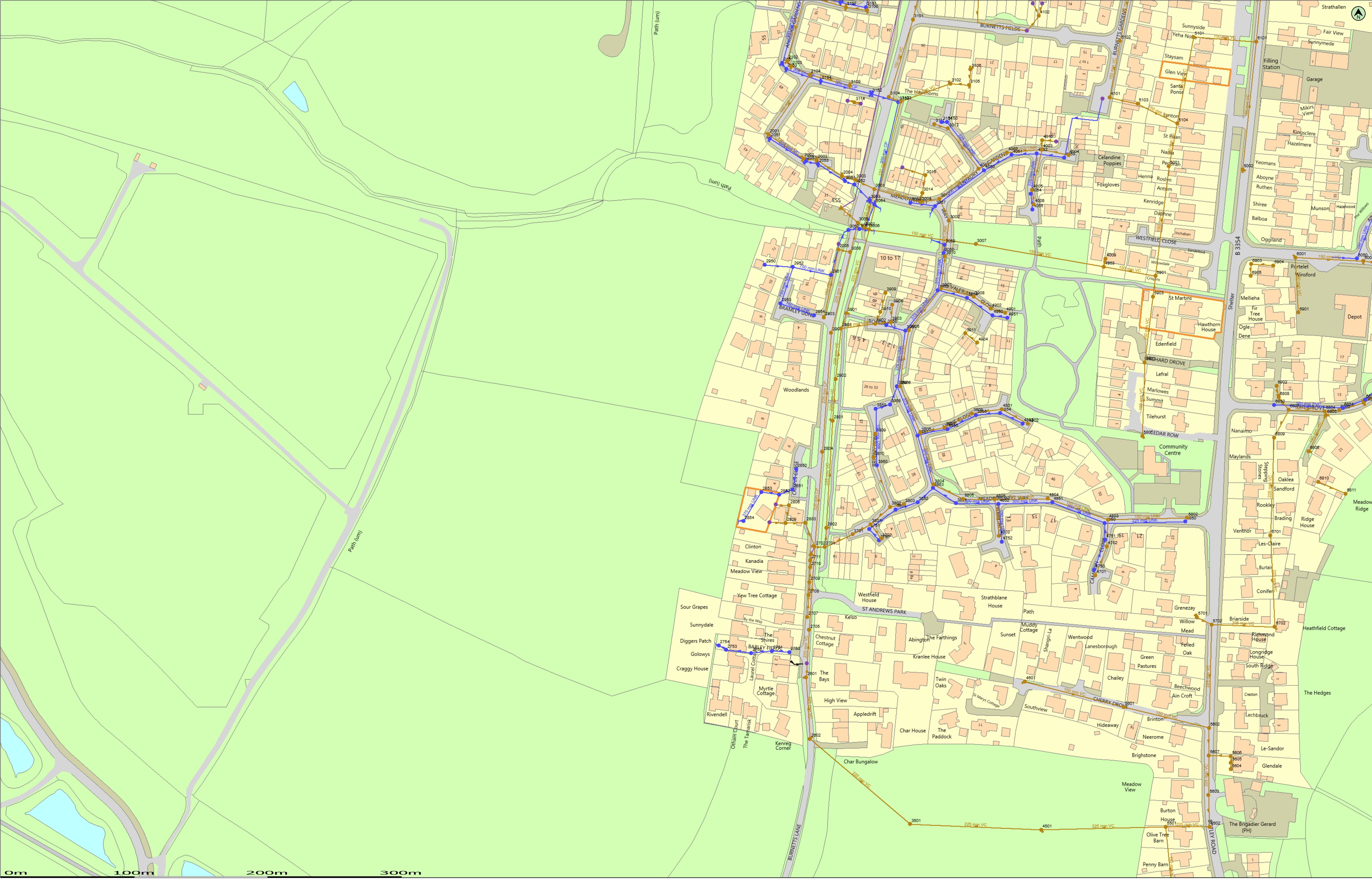
Existing Topographic Survey





Appendix D

Existing Sewer Record Drawings



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Date: 05/03/26

Scale: 1:1250

Map Centre: 449183.116867

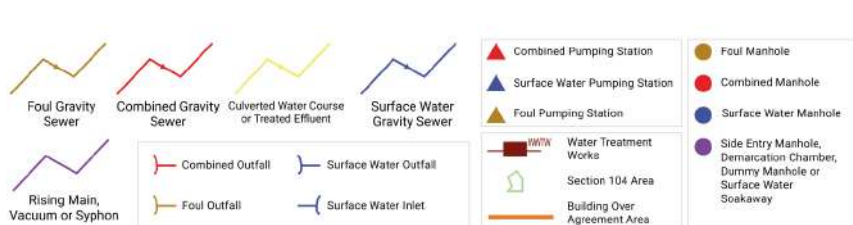
Data updated: 22/02/26

Our Ref: 2049112 - 1

Wastewater Plan A1
Powered by digiSLD

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2026 Ordnance Survey AC0000808122. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



sjenkins@swh.co.uk

304871



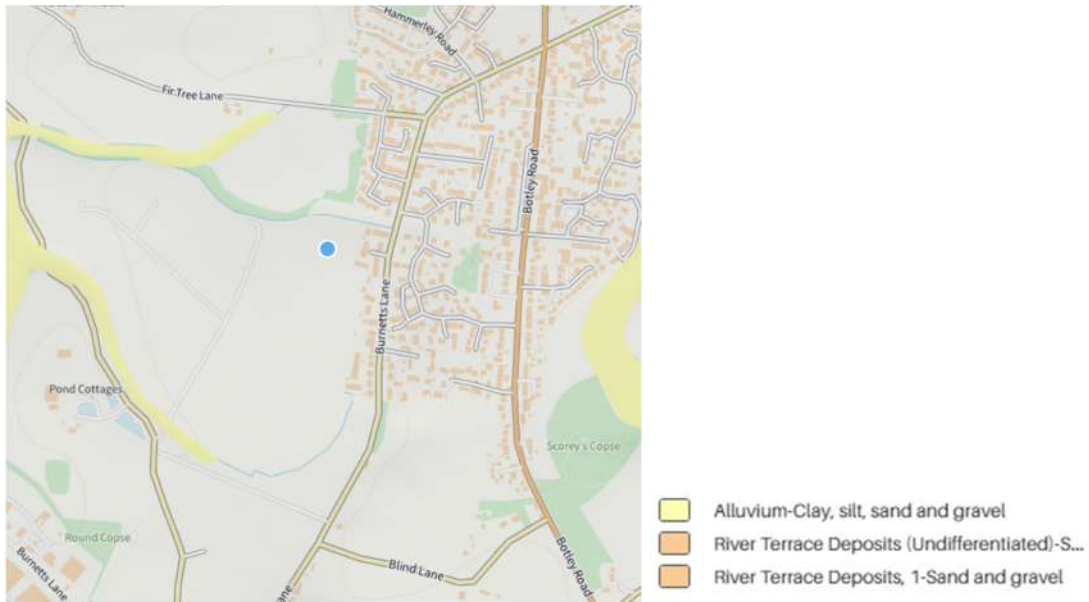
Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
2001	F	27.51	25.29	
2002	F	27.31	25.07	
2003	F	27.22	24.90	
2004	F	27.34	24.84	
2005	F	26.50	24.54	
2102	F	28.60	25.85	
2103	F	28.51	25.79	
2104	F	28.27	25.66	
2601	F	27.45	25.73	
2602	F	27.24	25.87	
2701	F	28.39	25.19	
2702	F	27.99	26.24	
2705	F	27.38	26.48	
2707	F	27.12	25.43	
2708	F	27.24	25.35	
2709	F	27.45	25.32	
2710	F	27.55	25.26	
2711	F	27.56	25.24	
2801	F	28.25	24.92	
2802	F	28.12	25.25	
2803	F	27.17	27.11	
2804	F	28.14	25.78	
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2809	F	0.00	0.00	
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2902	F	28.07	24.77	
2903	F	27.71	25.41	
2904	F	27.88	25.17	
3001	F	27.10	24.61	
3002	F	26.76	0.00	
3003	F	27.43	24.75	
3004	F	27.34	25.31	
3005	F	26.82	24.25	
3006	F	26.92	24.22	
3007	F	27.55	25.75	
3008	F	26.91	24.49	
3009	F	27.53	25.62	
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3011	F	25.41	25.41	
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3103	F	28.33	25.74	
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3105	F	29.25	28.35	
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3107	F	28.91	26.84	
3108	F	28.99	26.99	
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3806	F	0.00	0.00	
3807	F	0.00	0.00	
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3809	F	0.00	0.00	
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3903	F	0.00	0.00	
3904	F	0.00	0.00	
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3906	F	0.00	0.00	
3907	F	0.00	0.00	
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3909	F	0.00	0.00	
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4004	F	0.00	0.00	
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4010	F	0.00	0.00	
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5001	F	30.58	28.48	
5002	F	32.36	30.62	
5101	F	32.13	29.37	
5102	F	31.46	30.26	

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
5103	F	30.78	29.59	
5104	F	30.98	28.80	
5501	F	29.57	26.89	
5502	F	0.00	0.00	
5601	F	31.24	29.66	
5602	F	29.57	27.42	
5603	F	0.00	0.00	
5604	F	0.00	0.00	
5605	F	0.00	0.00	
5606	F	0.00	0.00	
5607	F	0.00	0.00	
5701	F	30.41	27.88	
5702	F	30.41	27.64	
5801	F	32.04	30.30	
5802	F	0.00	0.00	
5901	F	31.76	27.92	
5902	F	32.04	0.00	
5903	F	0.00	0.00	
6001	F	32.48	30.79	
6002	F	32.48	30.30	
6101	F	33.08	29.86	
6701	F	29.45	28.10	
6702	F	29.10	27.82	
6802	F	30.14	28.66	
6803	F	30.33	28.57	
6804	F	30.51	28.51	
6805	F	30.60	28.63	
6806	F	29.93	28.83	
6807	F	30.93	28.41	
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6811	F	0.00	0.00	
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6902	F	0.00	0.00	
6903	F	0.00	0.00	
6904	F	0.00	0.00	
6905	F	0.00	0.00	
2051	S	27.46	26.44	
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2053	S	27.24	26.24	
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2152	S	28.92	27.22	
2153	S	28.53	26.66	
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2750	S	9.43	8.05	
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2753	S	8.15	7.16	
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2850	S	27.76	25.87	
2851	S	27.40	25.82	
2852	S	27.35	25.74	
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2954	S	27.68	25.65	
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3051	S	27.23	26.15	
3052	S	27.31	26.12	
3053	S	27.24	26.01	
3054	S	27.12	25.82	
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3058	S	0.00	0.00	
3059	S	0.00	0.00	
3061	S	0.00	0.00	
3062	S	0.00	0.00	
3150	S	0.00	0.00	
3151	S	28.97	27.42	
3152	S	28.12	26.24	
3153	S	28.32	26.16	
3154	S	0.00	0.00	
3750	S	0.00	0.00	
3751	S	0.00	0.00	
3851	S	0.00	0.00	
3852	S	0.00	0.00	
3853	S	0.00	0.00	
3854	S	0.00	0.00	
3855	S	0.00	0.00	
3856	S	0.00	0.00	
3857	S	0.00	0.00	
3858	S	0.00	0.00	
3859	S	0.00	0.00	
3860	S	0.00	0.00	
3950	S	0.00	0.00	
3951	S	0.00	0.00	
3952	S	0.00	0.00	
3953	S	0.00	0.00	
3954	S	0.00	0.00	
4050	S	0.00	0.00	
4051	S	0.00	0.00	
4052	S	0.00	0.00	
4053	S	0.00	0.00	
4054	S	0.00	0.00	
4055	S	0.00	0.00	
4750	S	0.00	0.00	

[illegible]

Appendix E

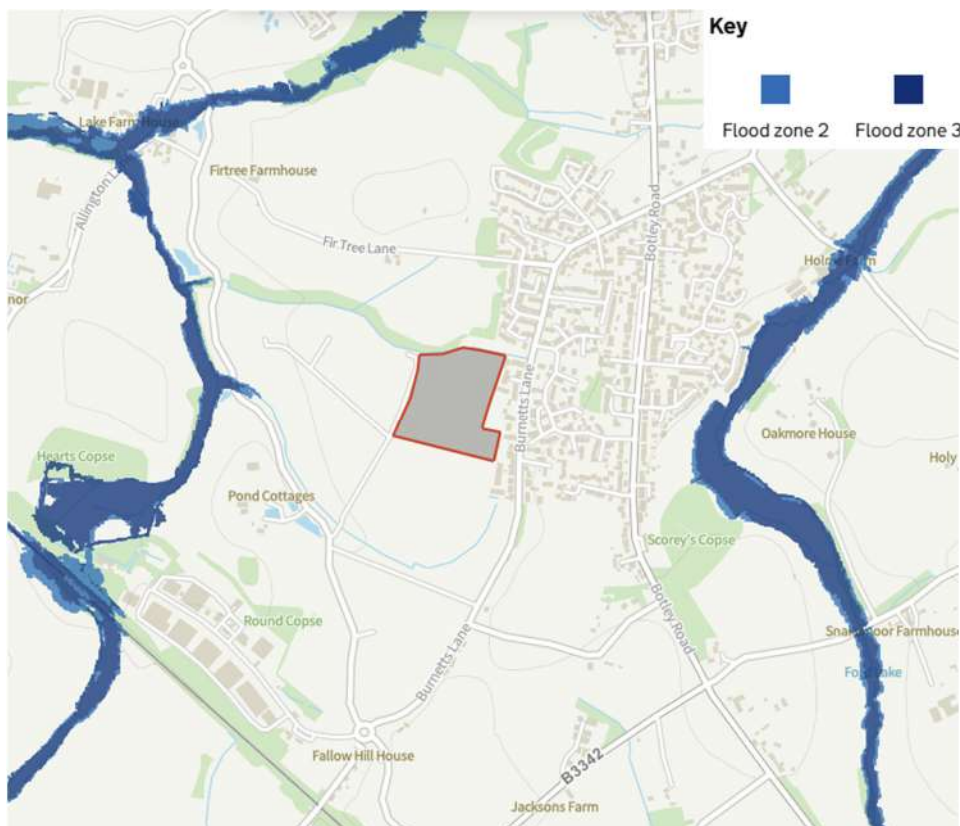
British Geological Survey Records



Extract of British Geological Survey

Appendix F Flood Map Extracts

River and Sea Flooding



Flood Map For Planning

Flood risk from rivers or the sea

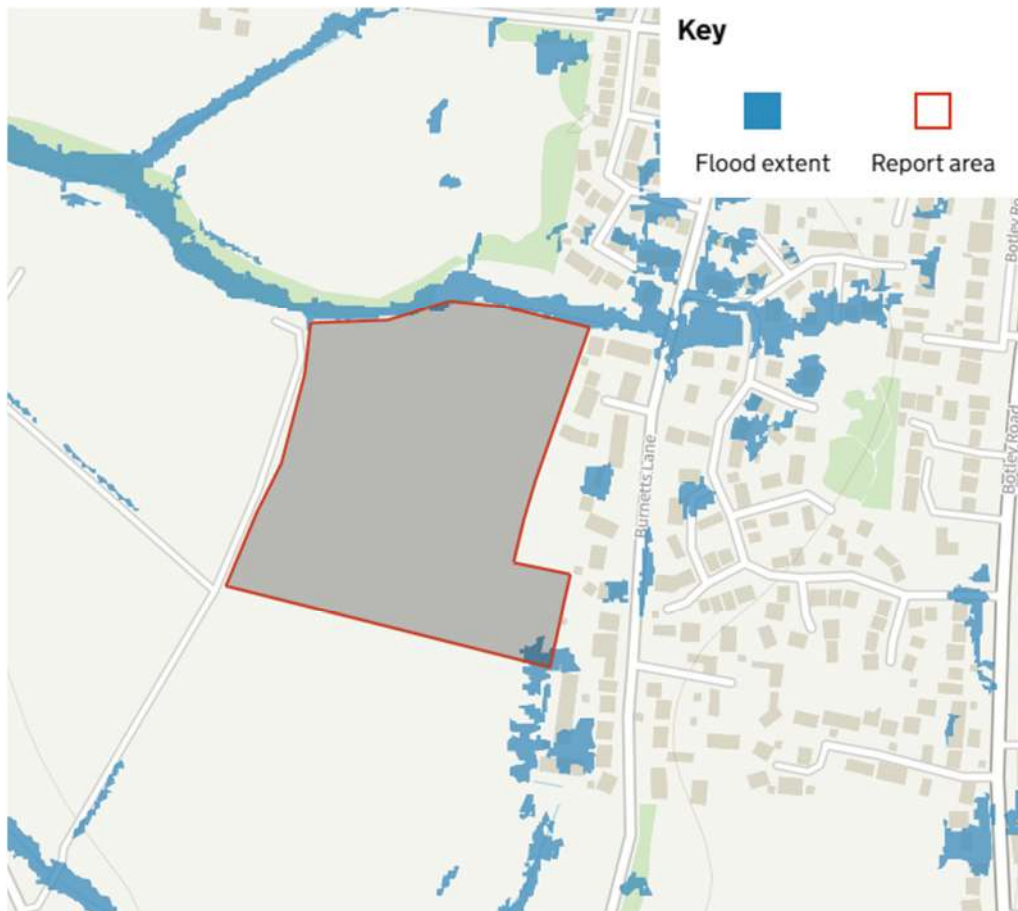
Low Probability (Flood Zone 1) means that each year this area has a chance of flooding of less than 0.1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

Medium Probability (Flood Zone 2) means that each year this area has a chance of flooding of between 0.1% and 1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

High Probability (Flood Zone 3) means that each year this area has a chance of flooding of greater than 1%. This takes into account the effect of any flood defences in the area. These

defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

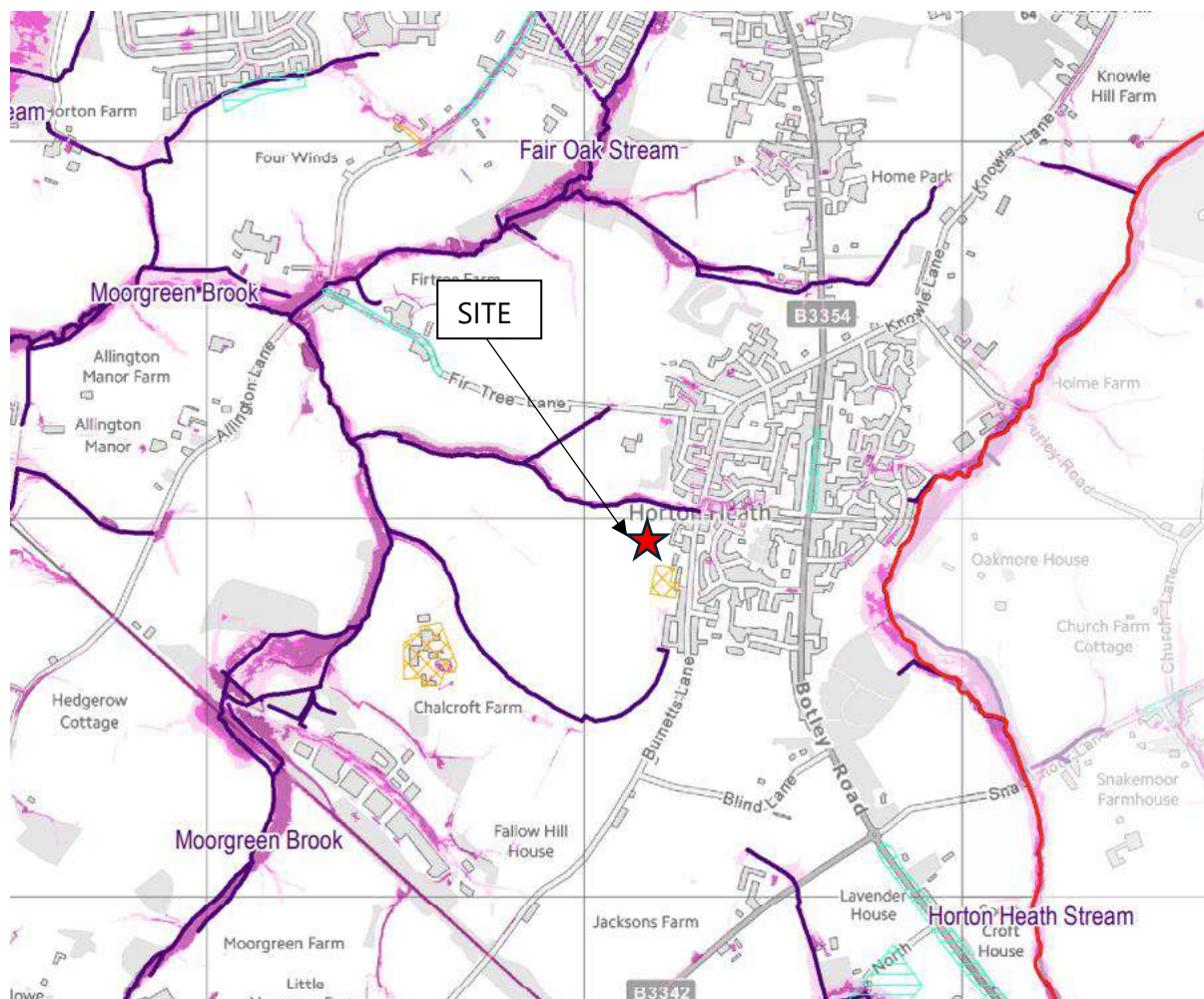
Surface Water Flooding



Flood Map – Surface Water – low risk scenario (0.1% chance of flooding each year)

Appendix G

SFRA flood map extracts



LEGEND

- Eastleigh Borough Boundary
- Recorded Highway Flooding
- Flood Investigation
- Watercourses**
 - Surface
 - Below Surface
- Risk of Flooding from Surface Water (RoFSW)**
 - 3.3% AEP (High Probability)
 - 1% AEP (Medium Probability)
 - 0.1% AEP (Low Probability)

Appendix H

HCC Correspondence

Michael Hartley

From: Flood & Water Management <fwm@hants.gov.uk>
Sent: 05 March 2026 10:57
To: Michael Hartley
Subject: RE: Horton Heath Flood Investigation enquiry

The investigation identified was an Ordinary Water Course investigation in relation to a series of landowner disputes, blocked drains, new drains being put into land and attempts to increase OWC drain by piping further water into it in early 2013.

Kind regards

Flood and Water Management

Universal Services,
Hampshire County Council,
The Castle, Winchester, Hampshire, SO23 8UD.

Email: FWM@hants.gov.uk



From: Michael Hartley <mhartley@swh.co.uk>
Sent: 05 March 2026 10:17
To: Flood & Water Management <fwm@hants.gov.uk>
Subject: Horton Heath Flood Investigation enquiry

EXTERNAL EMAIL - This email was sent by a person outside the organisation. Do not open any links or attachments if you were not expecting them. If in doubt, contact the IT Service Desk.

Good Morning,

Scott White are undertaking a flood risk assessment for a proposed primary school at land west of Burnetts Lane, Horton Heath, SO50 7QB.

It been brought to our attention that the Eastleigh brough strategic flood risk assessment shows a site investigation was undertaken adjacent to the site, see attached document.

Does the LLFA hold any information regarding this flood investigation which can shed light on the nature of flooding that occurred?

Many thanks

Kind Regards

Michael Hartley :: Senior Engineer

mhartley@swh.co.uk



Structural Engineering :: Civil Engineering :: CDM Consultants :: Sustainability and BREEAM
Traffic and Transport :: Flood Risk Assessments :: Highway Engineering :: Event Engineering

Fountain House, 26 St John's Street, Bedford, Bedfordshire, MK42 0AQ

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Appendix I

Local Planning Policy applicable to the development

National Guidance

- 2.1** The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied by Local Planning Authorities and decision-makers, both in drawing up plans and making decisions about planning applications. Section 14 of the NPPF sets out how the challenges of climate change, flooding and coastal change will be approached through planning and development.
- 2.2** The interpretation of the NPPF is supported by the Planning Practice Guidance (PPG), last updated September 2025. This is a web-based resource which sets out how the government's planning policies are expected to be applied in England. The flood risk and coastal change section of the PPG advises how to take account of and address the risks associated with flooding and coastal change in the planning process.
- 2.3** Traditionally surface water runoff from developments has been conveyed by pipe systems to the nearest watercourse or sewer. This tends to increase the rate and volume of the run off often leading to flooding downstream of the new development. Latest policy promotes the use of sustainable urban drainage systems (SuDS) whereby the control of run off is to be as close to source as possible. This can be achieved by utilising techniques which mimic the natural drainage processes, the use of direct infiltration for example. The Lead Local Flood Authority will, in general, seek to restrict the allowable discharge from a new development to that previously expected from the undeveloped land.
- 2.4** In terms of what sort of sustainable drainage may be appropriate to consider, the PPG states this will depend on the proposed development and its location, as well as any planning policies and guidance that apply locally. Where possible, preference should be given to multi-functional SuDS, and to solutions that allow surface water to be discharged according to the following hierarchy of drainage options:
- priority 1: collected for non-potable use
 - priority 2: infiltrated to ground
 - priority 3: discharged to an above ground surface water body
 - priority 4: discharged to a surface water sewer, or another piped surface water drainage system
 - priority 5: discharged to a combined sewer

Note 1: priority 1 is the highest priority and priority 5 is the lowest.

The hierarchy is consistent with Defra National Standards for sustainable drainage systems (SuDS).

- 2.5** The Requirements of a Flood Risk Assessment:

2.5.1 A Flood Risk Assessment is required in order to ascertain whether a development will exacerbate the risk of flooding elsewhere in the catchment or is at risk of flooding itself.

2.5.2 A site specific FRA is required for developments: -

- in flood zone 2 or 3 including minor development and change of use
- more than 1 hectare (ha) in flood zone 1
- less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)
- in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency

Local Policies

2.5 The Eastleigh Borough Local Plan 2016-2036 outlines the different requirements of new developments. The requirements of the Local Plan relating to flood risk is highlighted in Policy DM5, Managing flood risk:

2.5.1 Development will only be permitted within the areas at risk of flooding, now and in the future, as identified on the Environment Agency most recent flood maps and the Council's Strategic Flood Risk Assessment provided that:

- a. it meets the sequential and exception test (where required) as outlined in Government guidance;
- b. a site-specific flood risk assessment demonstrates that the development, including the access, will be safe without increasing flooding elsewhere, and where possible, will reduce flood risk overall;
- c. the scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site and where appropriate takes advantage of opportunities to utilise natural flood management techniques;
- d. appropriate flood warning and evacuation plans are in place; and
- e. new site drainage systems are designed taking account of events which exceed the normal design standard.

2. Development should not increase flooding elsewhere.

3. Sustainable Drainage Systems (SuDS) must be designed in accordance with policy DM6.