



Hampshire County Council

Universal Services
The Castle
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Scott Glover	My reference	SWM/2026/0370
Direct Line		Your reference	O/26/101417
Date	10 July 2026	Email	swm.consultee@hants.gov.uk

Dear Sir/Madam,

Outline planning application (all matters reserved except for access) for employment development (Use Class B2/B8) of up to 18,580 square metres together with ancillary offices (Use Class E(g)(i)) and other ancillary buildings, structures, parking, servicing and manoeuvring areas, landscaping and sustainable urban drainage features, following demolition of existing buildings. at Land adjacent to Windhover Roundabout, Bursledon, Bursledon Road, Bursledon, SO31 8BN (Application No. O/26/101417)

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:

Director of Universal Services
Patrick Blogg

- Flood Risk Assessment & Drainage Strategy Report 24330-FRADS-01_v4 Jubb 24 March 2026

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

We have also reviewed the various submitted ground investigation reports, and we are satisfied that investigations confirm that infiltration drainage is not feasible for this site. The proposed discharge to water course is in line with the hierarchy of preferred drainage discharge options and the SuDS approach to drainage design. We advise that as the drainage design is progressed, options to use multiple discharge points are investigated to more closely mimic the existing drainage of the site, instead of a single outfall as shown in the strategy layout.

The LLFA expect all existing watercourses to be retained as open features. The Proposed carriageway widening on the Bursledon Road would require diversion of the existing boundary ditch. All works to existing ordinary watercourses are subject to ordinary watercourse consent, separate from planning. While minor ditch diversions are typically accepted, long lengths of culverting would be refused. We recommend early engagement with the Hampshire County council Flood and Water Management Team to discuss any proposed works to watercourses. Space must be allowed within the site layout for realigned ditches.

The submitted drainage strategy is an early stage preliminary assessment, but the principles of the strategy are acceptable and although very little detail has been provided, the preliminary design appears to be feasible. The drainage strategy should not be considered as approved as all preliminary calculations will have to be re-run as further details of the development proposals become available.

We will request further survey work to confirm the downstream connectivity of the receiving watercourse as far as the mapped watercourse downstream. Typically this is requested prior to determination, but on this occasion, as we have some local knowledge from previous developments, we are satisfied that this information can be provided as part of a reserved matters application.

We are satisfied with the principles of the development and have no objection but recommend that the submitted outline drainage strategy is not approved and the following conditions are applied to this application if it is granted:

- 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) A technical summary of the surface water drainage design highlighting any changes to the design from that previously submitted.
- b) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations. Amenity and biodiversity benefitting drainage features to be clearly labelled.
- c) Detailed drainage calculations to demonstrate discharge rates are controlled in accordance with the requirements of the National Standards for SuDS (Standard 3) and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
- d) Evidence that the surface water drainage system meets the management of everyday rainfall (interception) requirements of the National Standards for SuDS (Standard 2).
- e) Evidence that urban creep has been included within the calculations.
- f) Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- g) Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
- h) Details of how surface water will be managed during construction including measures to protect on site and downstream systems prior to the final drainage system being operational. Including details of how existing watercourse on and adjacent to the site will be protected.

2. Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include:

- a) Maintenance schedules for each drainage feature type and ownership
- b) Details of protection measures
- c) Identification of easements,
- d) A description of the purpose of the system for the owner
- e) Restoration needs post flooding.

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>