



Universal Services
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Enquiries to	Sarah Reghif	My reference	SWM/2026/0589
Direct Line		Your reference	RM/26/101639
Date	13 August 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 (Reserved Matters Requirements) of Outline Planning Permission O/20/89498 for the construction of a Three-Form Entry Primary School within Phase 8 (Primary School) including associated sports pitches and playing field, hard and soft landscaping, cycle and vehicular parking and a public square, and associated ancillary works, and for the provision of public open space including formal sports facilities comprising a 3G floodlit pitch for school and community use and pavilion, and informal play/meeting space, allotments and associated landscaping, cycle and vehicular parking and associated ancillary works within Phase 9A (Sports Pitch) and Phase 9B (Eastern Green Infrastructure including Allotments), along with temporary use of the school premises for early-years, pre-school and/or nursery provision, to include details relevant to the following conditions:

- Condition 16 (Arboricultural Assessment)
- Condition 21 (Design Code Compliance)
- Condition 24 (Lighting Design)
- Condition 25 (Refuse)
- Condition 33 (Building Research Establishment Environmental Assessment Method)
- Condition 42 (Site Investigation and Remediation)
- Condition 45 (Noise Risk Assessment and Management Scheme)
- Condition 48 (Sports Pitch Development)
- Condition 52 (Playing Fields and Pitches)
- Condition 58 (Flood Mitigation)
- Condition 61 (Surface Water Drainage)
- Condition 64 (Ecological Mitigation and Management)
- Condition 67 (Landscape Details)

Director of Universal Services
Patrick Blogg

• **Condition 71 (Biodiversity Net Gain)**
(Outline application subject to Environmental Impact Assessment).
at ONE HORTON HEATH, PRIMARY SCHOOL SITE AND PLAYING
FIELD/ALLOTMENT SITE, HORTON HEATH, FAIR OAK,,
EASTLEIGH(Application No. RM/26/101639)

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:

- Flood Risk Assessment rev 3
- Surface Water Drainage Strategy rev P02

The drainage strategy proposed is in line with overall strategy with the added benefit of rainwater harvesting. Plans and calculations have been provided to support the drainage proposals.

Sufficient information has been provided such that we have no objection to the Reserved Matters application or the discharge of Condition 58 or 61.

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>