

Eastleigh Borough Local Plan (2016-2036)

Adopted April 2022



Policy DM5, Managing flood risk

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.

5.28 Parts of the Borough are at risk from tidal, fluvial or other forms of flood risk. Development will only be permitted in these areas if it meets all of the criteria set out in policy DM5, which also reflect Government policy. Natural flood management techniques are those which use natural processes to reduce the risk of flooding, for example: restoring the bends in rivers, changing the way land is managed so that the soil can absorb more water, or creating coastal salt marshes.

Policy DM6, Sustainable surface water management and watercourse management

1. New development (excluding extensions to dwellings and changes of use), will only be permitted if it incorporates Sustainable Drainage Systems (SuDS). Wherever feasible, naturalised filtration should be included within the treatment train as follows:
 - a. On sites of 1 hectare or more, or within 100m of the River Itchen SAC or Solent Maritime SAC, SuDS schemes should include at least three forms of naturalised filtration. On sites within 100m of headwaters and tributaries draining into a SAC, SuDS schemes should include at least three forms of naturalised filtration unless hydrological studies and project-level Habitats Regulations Assessment demonstrate this to be unnecessary to protect the integrity of the SAC and its qualifying features;
 - b. On other sites of between 0.5 hectares and 1 hectare, SuDS schemes should include at least two forms of naturalised filtration; and
 - c. On other sites of less than 0.5 hectares non-naturalised SuDS e.g. permeable paving will be considered where justified.
2. In order to reduce flooding and maintain water quality (in accordance with DM8) SuDS schemes should: