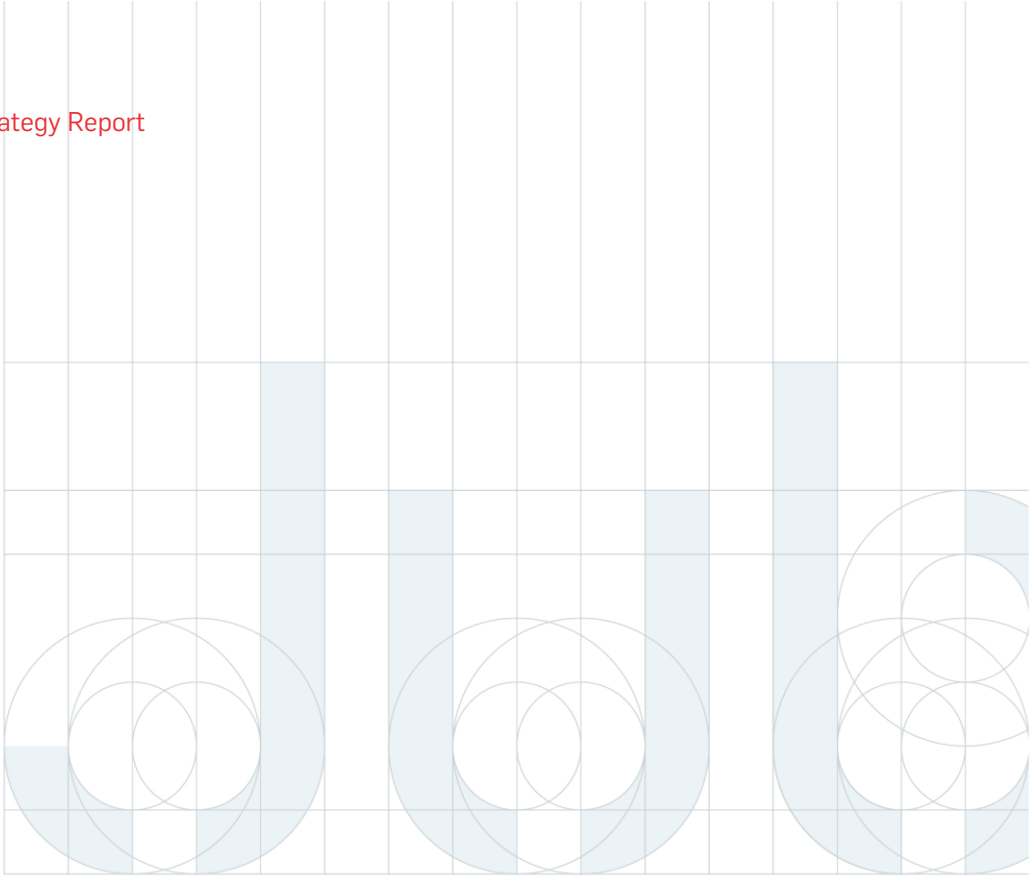




Flood Risk Assessment & Drainage Strategy Report

Land East of Chickenhall Lane



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1 Project Information

1.1 Project Information

Client Highwood Ventures 7 Limited

1.2 Project Details

Project Name Land East of Chickenhall Lane

Location Land east of Chickenhall Lane, Eastleigh, SO50 6AF

Jubb Project Number 24305

1.3 Report Details

Version 3.0

Status Planning

Date June 2025

1.4 Project Authorisation

ISSUE HISTORY:

Version	Date	Detail
1.0	25.11.2024	First Draft
2.0	06.12.2024	Planning
3.0	03.06.2025	Updated to planning comments

AUTHORISATION:

Prepared By	Approved By
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KG	RL

2 Introduction

2.1 Instruction

- 2.1.1 Jubb has been commissioned on behalf of Highwood to undertake a Flood Risk Assessment and Drainage Strategy report in support of a detailed planning application submission for a new care home.

2.2 Brief

- 2.2.1 This Flood Risk Assessment is prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) published in 2023 by the Department of Communities and Local Government. The NPPF sets out the government's national policies to protect people and property from flooding in both existing and future situations because of development.
- 2.2.2 Section 14 of the NPPF and the associated Planning Practice Guidance for Flood Risk and Coastal Change sets out the framework for planning decisions made by the local, regional, and national government and the Environment Agency (EA). For planning authorities to make informed decisions on the Development of sites in areas at risk of flooding, NPPF requires the developer to carry out an assessment of flood risk.
- 2.2.3 This report addresses the requirements given in Section 14 of the NPPF and other issues which are deemed relevant to flood risk. These requirements include the following:
- Assessment of the magnitude and severity of flood risk to the Site, including consideration of current and future impacts of climate change.
 - Assess suitability of Site and future development through the application of the Sequential Test and Exception Test (where required).
 - Assess the impacts of current and future development of the site on flood risk to adjacent developments.
 - Determine ability of existing and proposed drainage to accommodate development flows with respect to surface water runoff and flood risk.
 - Demonstrate that appropriate mitigation measures have been taken to prevent flooding.
 - Demonstrate that appropriate emergency situations have been considered e.g., overland flow path and evacuation routes.
- 2.2.4 This report also considers the disposal of wastewater generated by the proposed Development. Existing infrastructure will be reviewed to identify potential options for the disposal of foul and surface water runoff for future development.
- ### 2.3 Rev 3 – Addressing Planning Consultee Comments
- 2.3.1 Comments raised during the planning process have been addressed, and the FRA updated to demonstrate the resulting drainage strategy. A copy of the planning comments response document (24305-TN03) has been attached to this report.
- 2.3.2 Further adjustments have also been made to accommodate comments from Southern Water – attenuation was removed from the sewer easement, calculations and layouts updated to suit this change.

3 Site Location & Description

3.1 Background

3.1.1 The Site measures 0.6Ha and the proposed development description is provided below:

- *Full planning application for a proposed 70-bed care home (Use Class C2), associated parking, landscaping, access, drainage, and other associated works following demolition of existing structures.*

3.1.2 The site is currently occupied by a building. Land east of Chickenhall Lane, Eastleigh, SO50 6AF. The site is bounded by the Barton River which is a tributary of the River Itchen.



Figure 1: Site Layout

3.2 Site Topography

- 3.2.1 General site levels vary between 11.75mAOD to 11.00mAOD from west to east, falling at an average gradient of 1:100 in the south-eastern direction.
- 3.2.2 Refer to Appendix B for topographical survey.

3.3 Site Geology

- 3.3.1 A site investigation report by GCC, included in Appendix C, indicates the ground make up to be: Made Ground over Alluvium (silt, sand gravel and peat) to depths of between 3.7m bgl and 4.7m bgl over River Terrace Deposits (sandy gravel), in turn over Whitecliff Sand Member (possibly dense slightly silty fine sand) to depth.
- 3.3.2 Groundwater was encountered at depths of 0.58m to 1.22m bgl.
- 3.3.3 EA maps (<https://magic.defra.gov.uk/>) were used to confirm that the site is not located within a Source Protection zone.

3.4 Local Watercourses

- 3.4.1 The site is located adjacent to Barton River to the east.

3.5 Existing Drainage

- 3.5.1 For the purposes of assessing drainage, the site is classified as a greenfield site and currently drains surface water runoff via natural overland routes towards the Barton River. There are no existing foul water connections from the site.
- 3.5.2 There are 2 Southern Water assets within the site boundary:
- 375mmØ Foul Water Rising Main
 - 1025mmØ Foul Water Concrete Sewer
- 3.5.3 The sewers flow towards the treatment works located further south along Chickenhall Lane. There is a 3rd sewer within the neighbouring road, a 225mmØ foul water sewer, expected to be serving the local properties.
- 3.5.4 The development will connect via a new connection to the 225mmØ sewer within the road. A pre-development enquiry has been submitted to Southern Water to confirm capacity.
- 3.5.5 A 5m easement has been allowed for the 1025mmØ sewer, and a 3m easement for the 375mmØ rising main. The building is located outside of the sewer easement, but some works such as a new road with permeable paving road construction will be done within the easement. Southern Water have been consulted on the proposals and confirmed that if appropriate cover levels are achieved over the existing sewers, they have no objections to proposals. Existing sewers have approximately 2.5m cover based on the site investigations, refer to Topographical plan, hence this requirement will be complied with.
- 3.5.6 Correspondence with Southern Water and asset maps can be found in Appendix D, extract of asset maps can be seen in Figure 2 below.

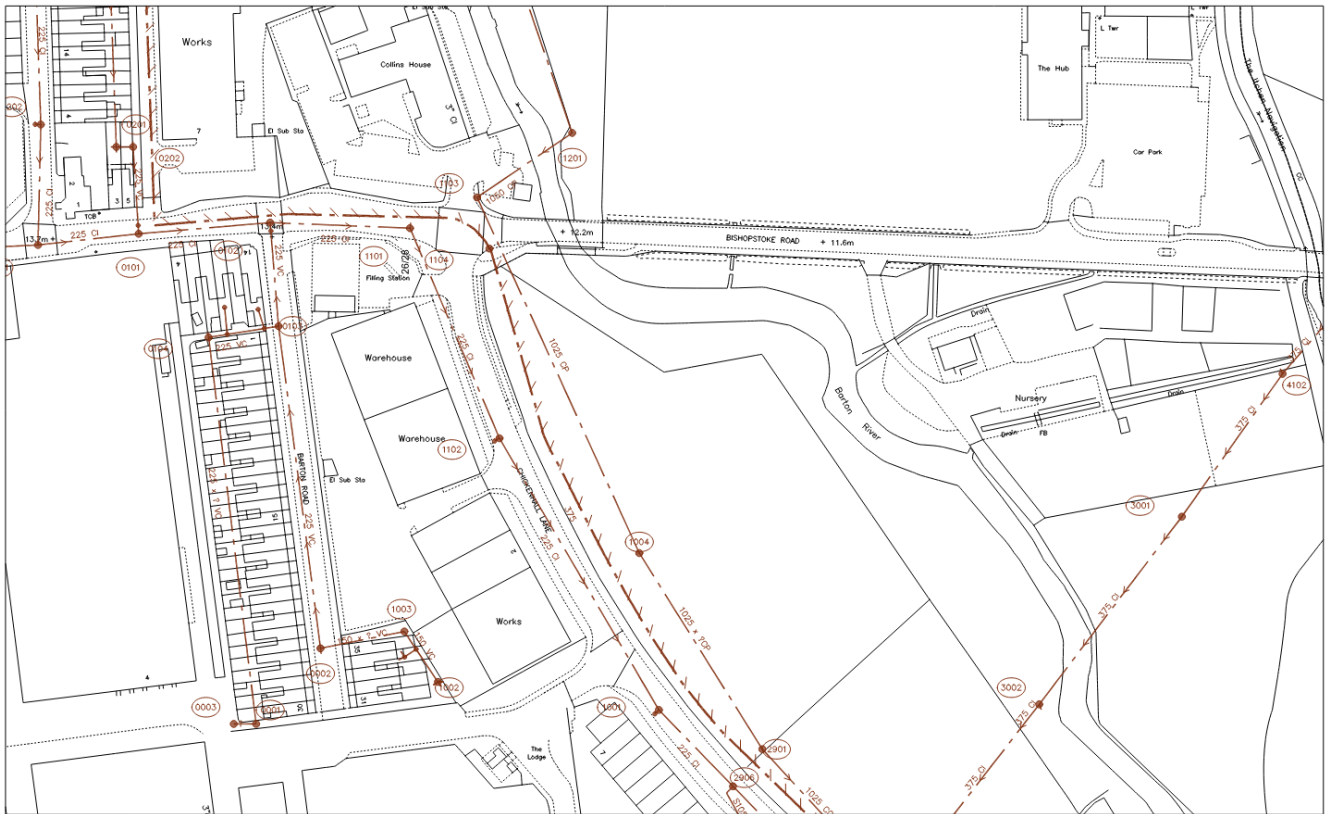


Figure 2: Extract of Southern Water Asset Plan indicating nearest connection points.

3.6 Planning Policies and Consultations

3.6.1 Prior to beginning the Flood Risk Assessment and Drainage Strategy process, a full review of relevant documentation was undertaken. This included a review of local, regional, and national requirements to ensure this report satisfies them. An exhaustive list can be found below:

- National Planning Policy Framework (NPPF) 2023 – Section 14 Meeting the challenge of climate change, flooding and coastal change
- Planning Practice Guidance (PPG) Flood Risk and Coastal Change
- Eastleigh Borough Local Plan (2016-2036)
 - Policy DM3, Adaptation to climate change
 - Policy DM6, Sustainable surface water management and watercourse management
- PfSH Strategic Flood Risk Assessment – 2024

3.6.2 The LLFA and the EA were consulted on the proposals, to ensure that the proposals are acceptable from flood risk and drainage strategy perspectives. A copy of the consultation responses can be found in Appendix E

4 Flood Risk

4.1 Fluvial Flooding

- 4.1.1 The Environment Agency (EA) produces floodplain maps for the UK, which show the areas at risk of fluvial and tidal flooding. The EA flood zone maps identify undefended floodplain, giving the horizontal extent of low (Zone 1), medium (Zone 2) and high-risk flood zones (Zones 3a and 3b) depending on the severity of the flood event.
- 4.1.2 The EA's Flood Map for Planning, and detailed Product 4 information (Figure 3 and 4) have been used, to ensure the development is located within Flood Zone 1 (Low Probability) and therefore defined as having less than a 1 in 1,000 annual probability of river flooding.
- 4.1.3 The site boundary has been set using the EA Product 4 information (100yr + 35% Climate Change flood extent). The site borders Barton River and the Flood Zones 2 and 3 associated with the river have been considered during the design process. The Flood Zone extents are shown on the architectural plans and drainage layouts for information.
- 4.1.4 No part of the application site is within Flood Zones 2 or 3.

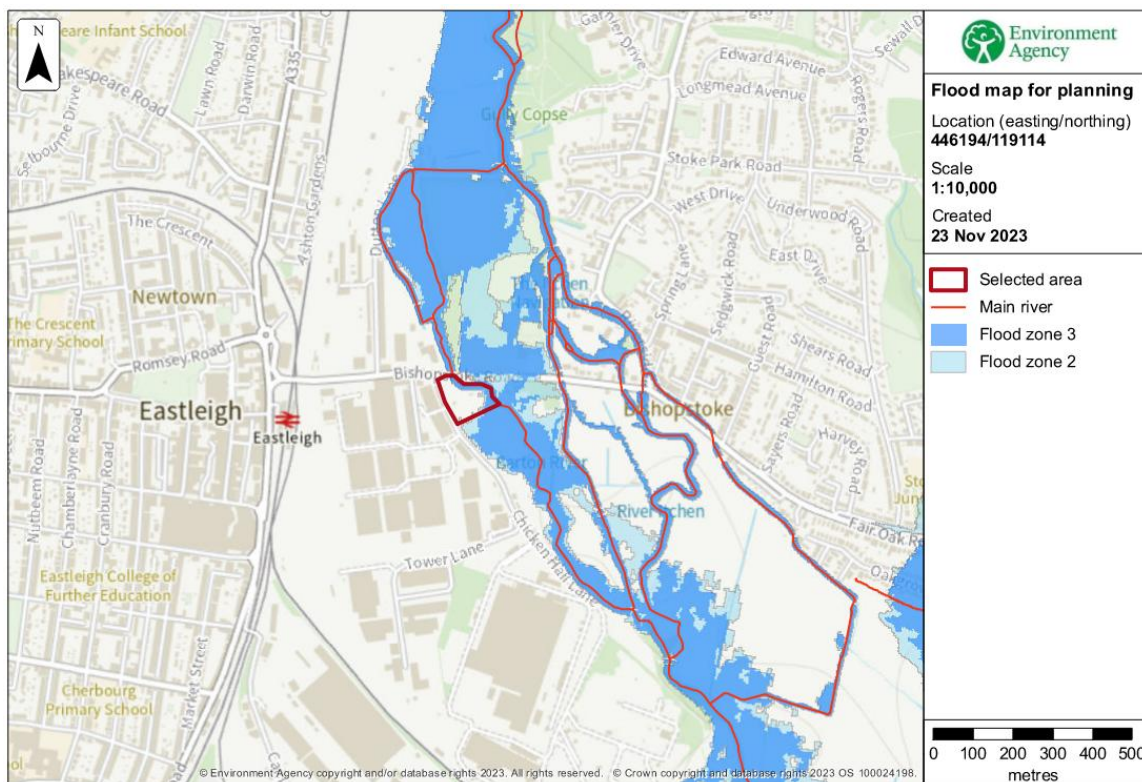


Figure 3: Extract from Environment Agency Product 4 information

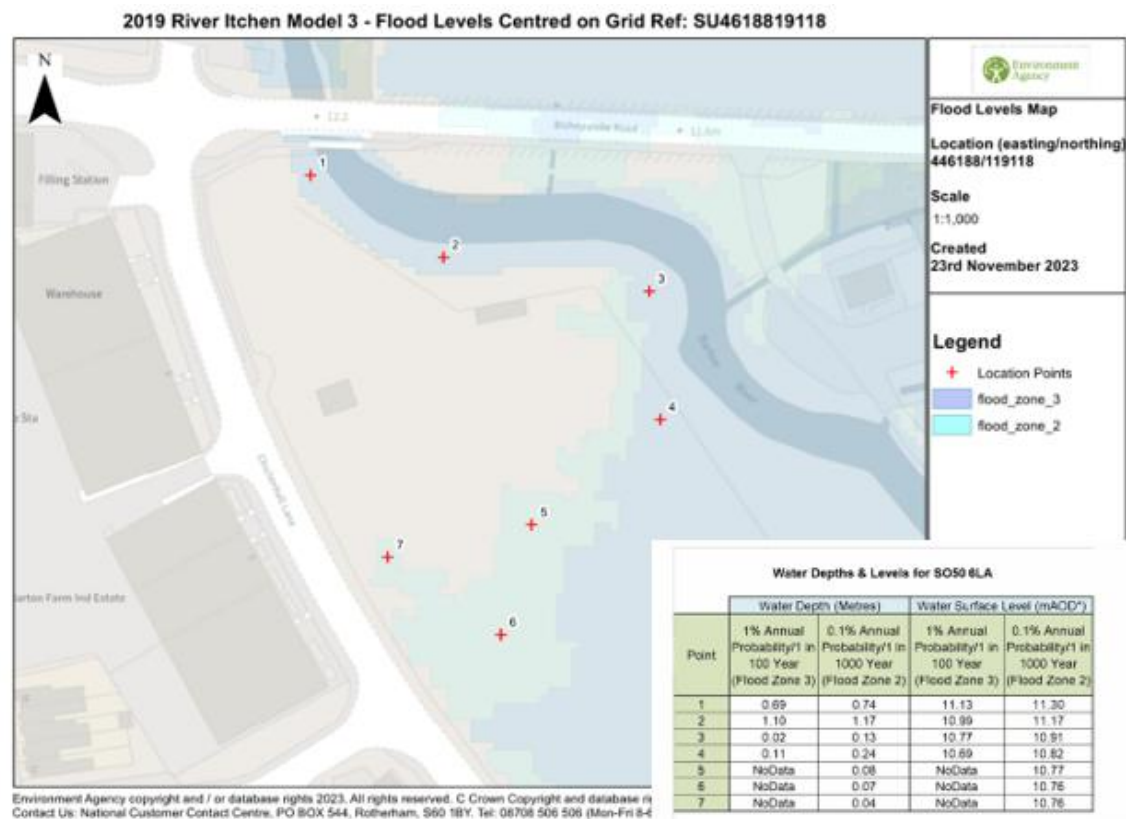


Figure 4: Extract from Environment Agency Product 4 information (water levels)

4.1.5 Due to proximity of Flood Zones 2 and 3, several measures to ensure low risk to the development have been implemented, these include:

- The site boundary is confined to Flood Zone 1, as shown on Architectural Plans. The Q100+35% model has been used to set the flood zone extents.
- The FFL of the building has been set at 11.600mAOD, 300mm above the highest water level near the site boundary, taken from the EA's Product 4 information.
- The building has been set back min. 15m from the river.
- Outfall from site will have a non-return valve installed, to prevent inflow of flood water.

4.1.6 Table 2 of the NPPF Planning Practice Guidance for Flood Risk and Coastal Change states in terms of flood risk vulnerability, that all types of development are suitable within this flood zone. The site is located in Flood Zone 1, therefore fluvial flood risk is low.

4.2 Overland (Surface Water) Flooding

4.2.1 The EA also produces maps which highlight the risk of flooding from surface water flows. The Long-Term Flood Risk Information maps can illustrate when the capacity of existing surface water drainage networks or channels are exceeded in extreme rainfall events. These maps are produced, as with fluvial modelling, based on generalised information, and need to be verified in terms of topographical ground levels and indicated flow routes.

4.2.2 During the consultation with the LLFA, a more detail map of the surface water flooding has been provided, which shows some overland flow routes along the western site boundary.

4.2.3 Extract of the LLFA map can be seen in Figure 5.

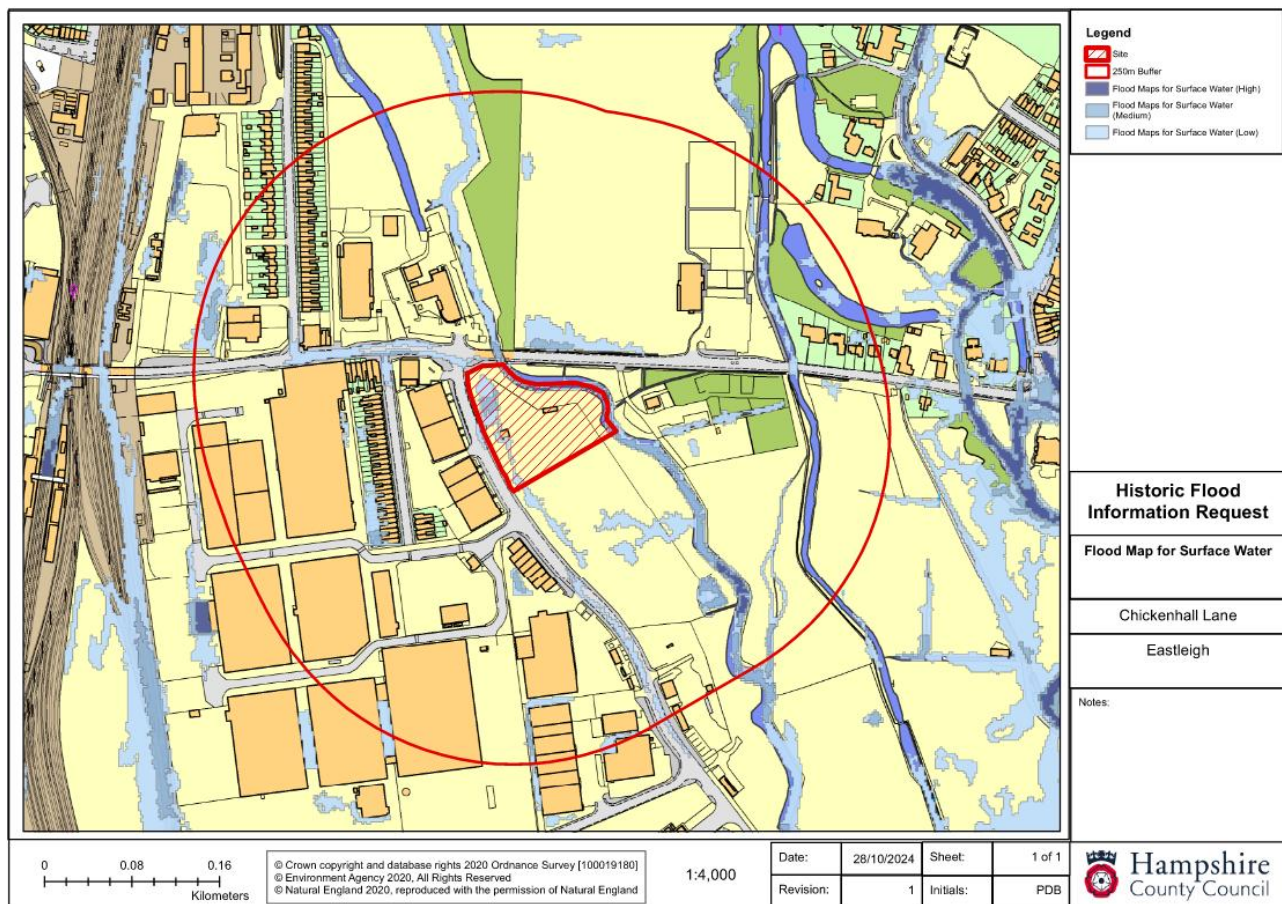


Figure 5: LLFA mapping indicating Surface Water Flood Risk

- 4.2.4 The map indicates a flow path from the road to the north to route directly towards the bridge with river Barton, but there is an area of ponding within the site and a potential for those overland flows to enter the site along the northern boundary, which the LLFA requested to be addressed within the FRA.
- 4.2.5 An assessment of topographical data and proposed levels has been undertaken to show that any overland flows entering the site, will be safely routed through the site along the western boundary, and allowed to continue in their path south – eventually entering the nearby river. Overland Flow paths are included in Appendix F.
- 4.2.6 In addition, the drainage strategy which forms part of this report ensures that all parts of the site are adequately drained. Hence any flooding shown currently onsite will be managed via the onsite drainage network.
- 4.2.7 Flood risk from surface water has been considered when developing the proposals, with habitable buildings located away from the areas at most risk of flooding and overland flows considered to ensure the risk of surface water flooding is low.

4.3 Flooding from Groundwater

- 4.3.1 The Partnership for South Hampshire Level 1 Strategic Flood Risk Assessment (SFRA) prepared by AECOM and dated February 2024 states groundwater flooding is typically caused by many mechanisms and is broadly classified as:

- Direct contribution to channel flow.
- Springs erupting at the surface.
- Exceptionally large flows from perennial springs or large flows from intermittent or dormant springs; and
- Rising of typically high groundwater levels to extreme levels in response to prolonged extreme rainfall.

4.3.2 As highlighted previously, the soil investigation report included in Appendix C identified groundwater at depths of 0.58m to 1.22m bgl, hence shallow groundwater will need to be considered during the design of below ground features, such as attenuation tanks and foundations.

4.3.3 The proposal is for a care home to be located entirely above ground with no basements and the FFL of the building is set above the surrounding ground levels, as highlighted in the fluvial flood risk section. Considering this, the risk from groundwater flooding is low.

4.4 Flooding from Sewers

4.4.1 There have been no recorded historic incidents of flooding resulting from sewers within the site boundary. Similarly, there are no recorded historic incidents of sewer flooding outside of the site boundary resulting in flooding of the Site. No recorded information or anecdotal evidence regarding sewer flooding has been obtained.

4.4.2 A pre-development sewer capacity enquiry has been submitted to Southern Water to confirm capacity for proposed foul water flows.

4.4.3 A scenario of a surcharged SW outfall has been modelled and any flooding associated with this event has been managed. Reference should be made to the overland flow paths plan (Appendix F), which shows that the existing and proposed levels serve to naturally convey flood waters away from the vulnerable / habitable areas.

4.4.4 The proposed site is considered to have a low risk of flooding from FW sewers. Flooding from new sewers associated with the surface water outfall being submerged has been modelled and appropriately managed, ensure the development is safe in this scenario.

4.5 Flooding from Artificial Sources

4.5.1 The EA uses predicted scenarios to understand the risk of flooding from reservoirs. Flooding from reservoirs is extremely unlikely. An area is considered at risk if people's lives could be threatened in the event of a dam or reservoir failure.

4.5.2 From the information available on the GOV.UK, the development site is in an area at risk of reservoir flooding while there is also flooding from rivers. It is not at risk of flooding in an event of reservoir flooding while river levels are normal.

4.5.3 As stated by the EA, reservoirs are maintained regularly and flooding from reservoirs is extremely unlikely. Hence the risk of reservoir flooding to the development is considered low.

5 Proposed Development

5.1 Development Description

5.1.1 As previously detailed, the planning application is for a proposed 70-bed care home (Use Class C2), associated parking, landscaping, access, drainage, and other associated works following demolition of existing structures.

5.1.2 The NPPF aims to direct development to suitable areas with low probability of flooding. The table below illustrates the acceptable classifications of development within each flood zone.

Flood Risk Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone 1 (<1 in 1000)	✓	✓	✓	✓	✓
Flood Zone 2 (up to 1 in 1000)	✓	✓	Exception Test	✓	✓
Flood Zone 3a (1 in 100 fluvial) (1 in 200 tidal)	Exception Test	✓	X	Exception Test	✓
Flood Zone 3b (functional floodplain)	Exception Test	✓	X	X	X

Table 1: Flood Risk Vulnerability Classification

5.1.3 Proposals are classified as 'More Vulnerable' within Table 2 of the NPPF Planning Practice Guidance, and therefore is deemed acceptable for location within Flood Zone 1.

6 Proposed Drainage Strategy

6.1 Foul Water Drainage

- 6.1.1 New foul water drainage systems will be required to serve the proposed building. New systems will collect and convey foul water discharge from the proposed building towards a new foul water outfall to Southern Water sewer manhole MH1102.
- 6.1.2 A Southern Water pre-development enquiry was submitted, and capacity waiting to be confirmed for a discharge towards manhole MH1102.

6.2 Surface Water Drainage

- 6.2.1 New surface water drainage will be required to drain surface water runoff from any proposed buildings, carriageways, and associated car parking and pedestrian hard standing areas.
- 6.2.2 It is a requirement of the PfSH SFRA that any development should not result in an increase in surface water runoff, and where possible, should demonstrate betterment in terms of rate and volumes of surface water runoff. Generally, the aim should be to discharge surface water run-off in accordance with the hierarchy of surface water disposal options wherever reasonably practicable (see table 2).
- 6.2.3 Furthermore, Sustainable Drainage Systems (SuDS) should be used to reduce and manage surface water run-off to and from proposed developments as near to source as possible.

Discharge Method	Feasibility	Notes
Into the ground (infiltration);	X	Not possible due to high groundwater
To a surface water body;	✓	Possible, to Barton River adjacent to site
To a surface water sewer, highway drain, or another drainage system	X	Not required.
To a combined sewer.	X	Not required.

Table 2: Discharge Hierarchy

- 6.2.4 In line with planning policies, the site aims to discharge as close to greenfield runoff rates as possible. The Qbar rate for the site has been calculated as 1.16 l/s. During the consultation with the LLFA, a rate of 2.0 l/s has been agreed as a minimum discharge rate, to avoid blockages.
- 6.2.5 Communications can be seen in Appendix E.
- 6.2.6 The site will utilise raingardens, French drains, permeable paving and an outfall swale to provide storage and treatment to the runoff, these forms of SuDS also contribute to the overall biodiversity and amenity space onsite. All SuDS will be lined with an impermeable membrane, to prevent groundwater ingress.
- 6.2.7 Majority of the attenuation will be provided via geocellular storage. A previous revision of the drainage strategy utilised permeable paving as the main storage system, but unfortunately due to Southern Water easements, the use of permeable paving had to be scaled back and is limited to 52m² of paving area

located outside of the SW easement. The cellular storage will provide $\sim 140\text{m}^3$ of storage within the 3no attenuation tanks. This allows for restriction of flows from site to 2.0 l/s for all storms up to and including 1 in 100-years +45% climate change.

- 6.2.8 Calculations and drainage layouts can be found in Appendix F. Extract of the drainage layout is shown in figure 6 below.

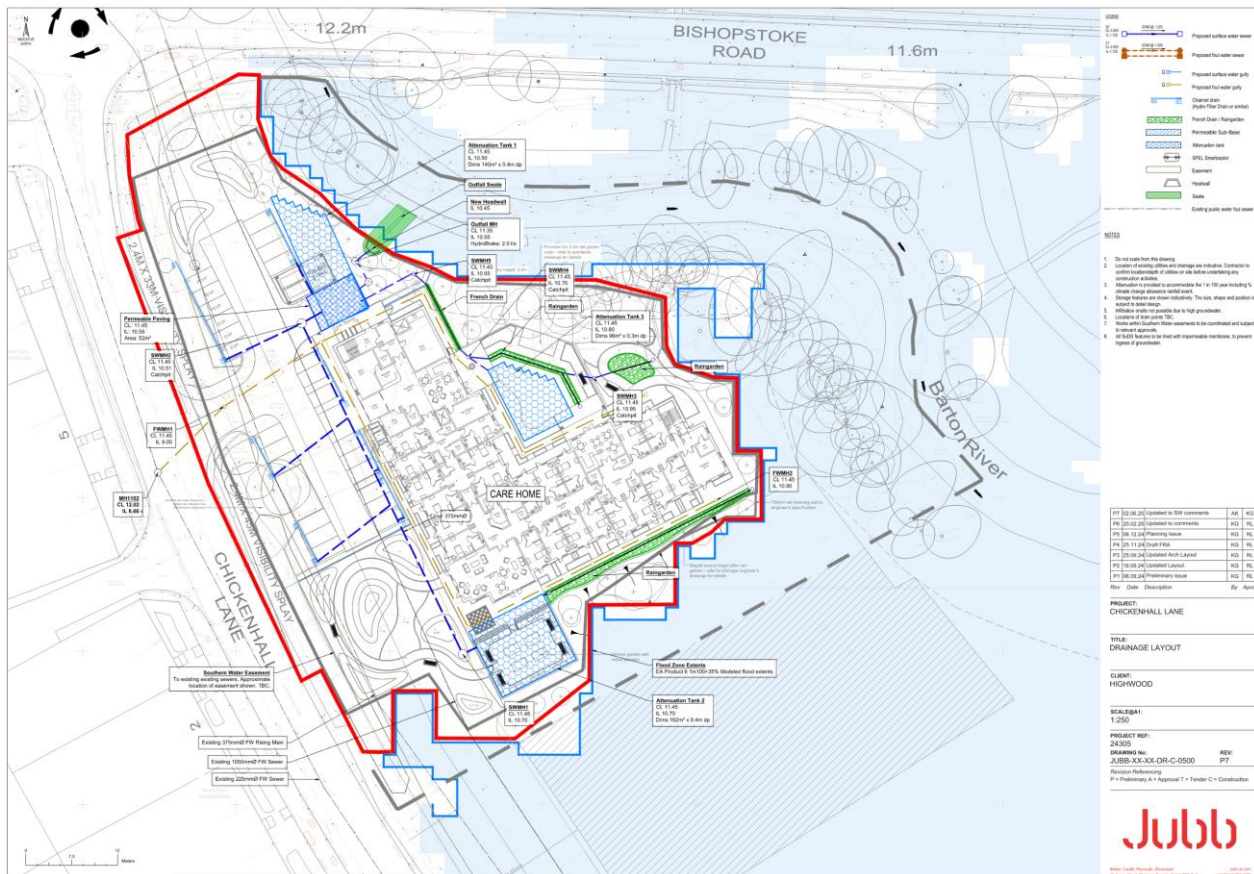


Figure 6, Proposed Drainage Strategy

- 6.2.9 Typical water level for the nearby river is 9.9m AOD , which is below the invert level of the proposed outfall headwall. The EA Product 4 information indicates that the 1 in 100-year flood event could have water levels of 10.99m AOD at the location of the outfall, for this reason a non-return valve will be installed on the outfall headwall, to ensure flood water will not flow into the onsite drainage system. In addition, a scenario was modelled where the outfall from site has been submerged with water level at 10.99m AOD .
- 6.2.10 As agreed with the LLFA during the pre-planning consultations, any flooding associated with a submerged outfall scenario has been identified and a plan showing locations, volumes and overland flow paths of any flooding associated with this scenario is provided in Appendix F. All flooding occurs at the location of the HydroBrake MH (attenuation Tank 1), located near the headwall – any flood water is expected to run overland directly into the nearby river. Avoiding any vulnerable areas.
- 6.2.11 The plan also demonstrates how flows associated with surface water flood risk along the western boundary are managed and routed safely through site, also illustrating that any overland water will be directed away from the buildings. This plan is provided in Appendix F.

7 Water Quality

7.1 Water Quality Principles

- 7.1.1 Surface water management is important to improve the quality of water being discharged to watercourses or ground. Runoff from the development, unless properly managed may contain hydrocarbons, pollutants and nutrients which may be harmful. Chapter 4 of the SuDS Manual (CIRIA 753) summarises factors which influence pollution levels in run-off from urban development.
- 7.1.2 Treatment using SuDS Management Train in accordance SuDS Manual (CIRIA 753) and as required by the Lead Local Flood Authority will be implemented to prevent pollution. Table 4.3 of the SuDS Manual classifies the pollution hazard for residential sites including residential car parks and low traffic roads as being "low" and commercial yards and delivery areas, non-residential car parks with frequent change and all roads except low traffic roads and trunk roads/motorways as being "medium". All these classifications accept the Simple Index Approach with additional risk screening to determine whether consultation with the environmental regulator is needed for the medium risk classification in England and Wales.
- 7.1.3 Residential roofs are consider having a very low pollution hazard with requirements for discharge being the '*Removal of gross solids and sediments only*' (from table 4.3 SuDS Manual). Hence, all roof water downpipes will be sealed against pollutants entering the system from polluted surface runoff, effluent disposal, or other forms of discharge, and will discharge to a catchpit manhole upstream of any proposed attenuation tanks to ensure all sediment and silts are removed upstream of discharging to the watercourse system.

7.2 Naturalised Filtration

- 7.2.1 In line with the Eastleigh Borough Local Plan Policy DM6, new development must incorporate Sustainable Drainage Systems (SuDS). Wherever feasible, naturalised filtration should be included within the treatment train.
- 7.2.2 Several natural forms of filtration will be provided as part of the development, to ensure biodiversity and water quality is managed as close to source as possible, prior to discharging from site to the neighbouring watercourse. The site will provide more than the 3-forms required by policy; the filtration features will include:
- Raingardens,
 - French Drains,
 - Permeable Paving,
 - Hydro Filter Channel Drains
 - SPEL Smartceptor,
 - Outfall swale – not included as part of treatment, due to length.

7.3 Simple Index Method

- 7.3.1 The Simple Index Approach (SIA) is used to ensure that there is adequate treatment proposed. This approach assigns pollution hazard indices to land types (see Table 3), and SuDS mitigation indices to different SuDS components (see Table 4).

Land Use	Pollution Hazard Level	Total Suspended Solids (TSS)	Metals	Hydrocarbons
Residential Roofs	Very Low	0.2	0.2	0.05
Residential Parking	Low	0.5	0.4	0.4

Table 3: Pollution Hazard Indices for applicable land use classifications (from Table 26.2 CIRIA SuDS Manual 2015, C753)

7.3.2 Indicative SuDS mitigation indices for discharges to the watercourse are indicated in Table 3 below for the types of SuDS proposed within the development.

Type of SuDS Component	Mitigation Indices			Treatment Provided:	
	TSS	Metals	Hydrocarbons	Roofs	Car Park
Raingarden	0.4	0.4	0.4	✓	X
French Drain	0.4	0.4	0.4	✓	X
Permeable Paving	0.7	0.6	0.7	✓	✓
Hydro Filter Channel Drains	0.9	0.9	0.9	X	✓
SPEL Smartceptor,	0.5	0.4	0.5	✓	✓

Table 4: Indicative SuDS Mitigation Indices (from Table 26.4 CIRIA SuDS Manual 2015, C753)

Type of SuDS Component	TSS	Metals	Hydrocarbons	Mitigation Index $\geq$ Pollution Index,
Roofs Total Mitigation Index	>0.95	0.90	>0.95	Yes
Car Park Total Mitigation Index	>0.95	>0.95	>0.95	Yes

Table 5: Total SuDS Mitigation Index for each hazard

Total SuDS Mitigation Index $\geq$ Pollution Hazard Index,

Total SuDS mitigation index = mitigation index₁ + 0.5 (mitigation index₂), + 0.5 (mitigation index₃)

7.3.3 Based on the values indicated in Tables 4 and 5 above, the SuDS Mitigation Index is greater than the Pollution Hazard Index, and therefore the proposed strategy will provide sufficient mitigation against the pollution hazards expected on-site.

8 SuDS Management & Maintenance

- 8.1.1 All SuDS and drainage within the proposed development site will be privately owned and are not proposed to be adopted by the local water authority Southern Water, in accordance with their policies. These systems will be managed and maintained privately by the landowner, either through an internal maintenance team or an external site management company.
- 8.1.2 As the design is developed, management and maintenance practices for any proposed SuDS/drainage infrastructure will be determined, and continually reviewed and updated with a final confirmed plan to be detailed at the completion of the construction.
- 8.1.3 SuDS features will be managed in accordance with the guidelines outlined within The SuDS Manual (CIRIA C753, Chapter 32). Given the nature of the development and the status of the planning process, final details of the SuDS system and exact maintenance requirements are yet to be fully determined.
- 8.1.4 A maintenance schedule has been provided in Appendix G.

9 Conclusions and Recommendations

- 9.1.1 It is considered that this assessment represents a comprehensive and robust analysis of the flood impact of the Masterplan proposals on the Site itself and on adjacent properties. In addition, this report demonstrates that the proposed Masterplan can be delivered sustainably in terms of flood risk, which can be summarised as follows:

Subject	Conclusion
TIDAL & FLUVIAL FLOOD RISK	Flood Zones and EA flood model levels have been considered within the design. The development is located wholly within Flood Zone 1 - Low Risk
FLOOD RISK FROM OTHER SOURCES	Low Risk from all other sources, overland flow routes have been provided and groundwater risk accounted for within the design.
DEVELOPMENT SUITABILITY	Development suitable in line with table 2 of the NPPF. This report has shown the site will not be subject to significant flood risk or increase the risk of flood risk downstream.
EXISTING DRAINAGE	There are existing FW sewers within the site boundary. Existing SW drains via overland towards the neighbouring watercourse.
PROPOSED DRAINAGE	Foul water to discharge towards the existing Southern Water network. Surface to discharge at a controlled rate towards the watercourse.
SURFACE WATER MANAGEMENT	Runoff rates will be limited as close to greenfield as possible, for all storms up to and including 1 in 100 + 45% Climate Change. Attenuation will be provided via permeable paving. In line with the LLFA requirement (and CIRIA guidance), suitable levels of treatment are provided. In line with Eastleigh policy, minimum of three stages of naturalised filtration are provided.
FOUL WATER DISPOSAL	Discharge via gravity to sewer in Chickenhall Lane.