



Hampshire County Council

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Enquiries to	Scott Glover	My reference	SWM/2025/0457
Direct Line		Your reference	O/25/99506
Date	11 August 2025	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Hybrid Planning Application - Outline application for development of the land adjacent to Southampton Airport to provide employment floorspace of up to 92,000 sqm (GIA) within Use Classes E(g) (ii & iii), B2 and B8 with ancillary offices and areas for service yards, car parking, landscaping, ancillary buildings and associated activities, and access from Wide Lane (all matters reserved except for access). Full planning application for initial infrastructure works and construction of new access road including site levelling and other engineering works. (EIA development) at Navigator Quarter, Eastleigh, SO18 2NL(Application No. O/25/99506

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 and Drainage Strategy 30228-BGL-XX-XX-RP-D-00001 Version 3 Burrows Graham 22 May 2025
- Indicative Drainage Layout 30228-BGL-XX-XX-SK-C-00012 Rev P04 Burrows Graham 06 May 2025
- Detailed / Outline Boundary Plan NQS-MSA-SI-ZZ-DR-A-2000 Rev P04 01.07.25
- Illustrative Site Layout Plan NQS-MSA-SI-XX-DR-A-2002 Rev P104 28.05.25
- Proposed Link Road Drainage Sheet 1 30228-BGL-XX-LNK-DR-C-00250 Rev P02 12.05.25
- Proposed Link Road Drainage Sheet 2 30228-BGL-XX-LNK-DR-C-00251 Rev P02 12.05.25

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

Site investigation

We note site investigations have not been undertaken.

Discharge Destination

A pre development overland flow route plan is required to demonstrate the existing site surface water runoff destination and an assessment of existing catchments. The topographic survey implies a relatively flat site. The proposed access road drainage includes a surface water pump and rising main and some relatively deep drainage to connect to the proposed outfall to the East. In accordance with best practice, the LLFA would encourage design of drainage systems to follow natural drainage routes and discharge locations should mimic the existing drainage arrangement as closely as possible. Pumped surface water drainage systems are only considered where no other option is viable.

The proposed drainage cover levels appear significantly different from the existing ground levels (in places approximately 3.5m below existing ground level). Further explanation is required to justify the change in level as this appears to have resulted in an unusual and inefficient surface water drainage strategy.

Hydraulic Calculations

The submitted hydraulic calculations do not demonstrate an appropriate drainage strategy for the site can be delivered. The model includes only the proposed primary pipe network in the access road and the results show excessive volumes of flooding. It is not clear what the applicant intends to show with this hydraulic model report.

Proposed Discharge Rate

The site is described as 31ha where the hydraulic calculations appear to include a drained area of 20ha. Section 5.7 to 5.15 inclusive of the above FRA

document suggest proposed discharge rates will be based on estimated greenfield runoff for the whole development site 31 hectares. The report also states total drained impermeable area of the proposed development 22.75ha. Although this section of the document is not clear the LLFA would like to make clear that proposed discharge rates, calculation of existing greenfield runoff and calculation of post development runoff must be in accordance with best practice guidance and National standards. Calculation of post development runoff that considers only impermeable drained areas and ignores permeable areas will not be accepted. The area used in the calculation of greenfield runoff and therefore the allowable discharge rate, must match the total drained area in the post development hydraulic calculations.

We request that the applicant provides additional information on the proposed surface water management within the application site. This should include detail of the entire proposed drainage, calculations and sufficient information to cover each of the points on our [checklist](#).

We require this further information before we can make a decision on whether to recommend to the Local Planning Authority that planning permission is granted.

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>