



Hampshire County Council

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Enquiries to	Scott Glover	My reference	SWM/2025/0457
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Date	14 October 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>

Director of Universal Services
Patrick Blogg

HCC as LLFA were consulted previously on this application and provided comments in our letter dated 11th August 2025. We have been reconsulted following receipt of updated information.

The County Council has reviewed the following additional / revised documents relating to the above application:

- Response to LLFA Comments 30228-BGL-XX-XX-TN-D-00004 P02 Burrows Graham 26.08.25
- Flood Risk Assessment and Drainage Strategy 30228-BGL-XX-XX-RP-D-00001 Version 5 Burrows Graham 27 August 2025
- Indicative Drainage Layout 30228-BGL-XX-XX-SK-C-00012 Rev P04 Burrows Graham 20 August 2025
- Proposed Link Road Drainage Sheet 2 30228-BGL-XX-LNK-DR-C-00251 Rev P03 20.08.25
- Existing Surface Water Flow Route 30228-BGL-XX-XX-SK-C-00014 Rev P01 Burrows Graham 20.08.25
- Flood Exceedance Plan 30228-BGL-XX-XX-SK-C-00015 Rev P01 Burrows Graham 26.08.25

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

Discharge Destination

The information submitted confirm the existing surface water discharge destination of the site. The proposed surface water drainage discharge does not mimic the existing natural drainage flow routes in accordance with best practice. However the minor change in discharge location would not result in increased flood risk and therefore appears acceptable. The single point of discharge could result in reduced flows in existing watercourses to the South of the site which could have ecological impacts. Ecology is outside the remit of the LLFA.

Hydraulic Calculation

Revised hydraulic calculations have been submitted. Our previous comment regarding the submitted hydraulic calculations has not been addressed and the LLFA position remains unchanged. Please refer to our previous comments in our letter dated 11th August 2025 for further detail. Insufficient information has been provided for the drainage design of the outline element of the application. We accept that full design of the outline elements of the proposed development drainage strategy is not required, but currently no calculations have been submitted to demonstrate the feasibility of the drainage design for the outline plots.

Proposed Discharge Rate

Calculations have been amended. The approach taken to base the calculations on the proposed impermeable areas only is not in accordance with best practice. We encourage a catchment based approach to drainage

design in which flows from all contributing areas including both impermeable and permeable surfaces are included in the hydraulic calculations. Although it is not in accordance with current best practice, the revised calculations allow for a direct comparison between pre development and post development discharge rates and the LLFA can accept this approach in principle. The proposed discharge rate must be recalculated as the design is progressed and a more accurate measurement of the total impermeable area is available.

Constraints associated with the proximity of the Airport.

We note from the designers response to our previous comments that there are design constraints associated with the adjacent Airport flight path which have significant impact on the vertical design of the access road and also some of the outline application Western development areas. In order to drain the sag in the access road the designer has incorporated a pump and rising main. This is not in accordance with the natural drainage of the site as confirmed by the above existing surface water flow route plan. Failure of the pump could result in flooding of the access road that could present a significant hazard and could render the site inaccessible. It is not clear whether an alternative access / escape route is available. Even with the proposed pump operational, flooding in this location is indicated by the hydraulic calculations and the flood exceedance plan for the 1 in 100 design storm.

It is permissible to allow flooding during the 1:100 storm providing it can be managed safely on site and does not increase flood risk elsewhere. While the flooding is contained within the site boundary, it is likely that this will force the closure of the access road and we would recommend that an emergency plan is developed to address this. Emergency plans are not within our remit so we would advise that others are consulted to determine if this level of flooding would pose an unacceptable risk.

We also note that some of the proposed development areas are likely to be at a reduced ground level due to height constraints. This may require additional pumped systems and if so would pose an additional flood risk in the event of failure.

These elements will mean that the site will not be able to follow best practice guidance for drainage design and there will be a need to ensure that there is a suitable emergency plan covering the area and all owners or occupiers are aware of the potential risk particularly in relation to the site access.

Although not in accordance with best practice, if our comments in relation to design calculations are addressed, we would not object to the site but would highlight the ongoing risk as detailed above.

We require 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>