



AKS Ward

Land at Kings Copse Avenue, Hedge End

Planning Technical Note

Prepared for

**Land at Kings Copse Avenue,
Hedge End,
SO30 0PP**

December 2025

Document name: KCC-AKSW-ZZ-ZZ-RP-C-0010

Rev: P01

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Revision	Amendments	Prepared By	Checked	Date
P01	Initial Issue	George Adam	King Leung	01.12.2025

1 INTRODUCTION

As Part of the response to the King Copse planning application comments (LLFA Ref: SWM/2025/0685 Client Ref: F/25/100141) this technical note has been provided to aid in presenting the updates to satisfy all comments to gain planning approval. Please see **Appendix A** for LLFA's Response.

1.1 LLFA Comments 1

- 1.1.1 No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment and Drainage Strategy rev 02, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
- A. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
 - B. Detailed drainage plans to include type, layout, levels and dimensions of drainage features including references to link to the drainage calculations.
 - C. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change. This should include an assessment for a surcharged outfall.
 - D. Evidence that urban creep has been included within the calculations.
 - E. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
 - F. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

1.2 LLFA Comments 2

- 1.2.1 Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;
- A. Maintenance schedules for each drainage feature type and ownership

1.3 Additional Updates

- 1.3.1 As part of the updates to the site, design development and responses to the Environment Agency comments have been implemented to the following site's design. Please see **Appendix B** for the EA's planning response.

2 LLFA COMMENTS 1 & 2

2.1 LLFA Comment 1

- 2.1.1 Please see the following responses to provide evidence of the LLFA's comments being addressed for Comment 1.

2.2 A

- 2.2.1 Please review the following document as evidence to action this request

2.3 B

- 2.3.1 Please refer to Appendix E, from KCC-AKSW-ZZ-ZZ-RP-C-0001_P03 Flood Risk Assessment & Drainage Strategy where the latest Drainage Layout, Manhole schedule, contours plan & Construction Details drawings can be located.

2.4 C

- 2.4.1 Please refer to Appendix F, from the KCC-AKSW-ZZ-ZZ-RP-C-0001_P03 Flood Risk Assessment & Drainage Strategy where the latest Drainage Calculation sheets (Revision P04) can be located.
- 2.4.2 Please refer to paragraph 6.9.1 from KCC-AKSW-ZZ-ZZ-RP-C-0001_P03 Flood Risk Assessment & Drainage Strategy where climate change for a 1:100-year storm has its allowance given at 40%. The calculations show this factor within the Storm Duration table.
- 2.4.3 The surcharge outfall has been calculated at 31.5 l/s as explained within section 7.3-Surcharge Outfall. This additional discharge has been added to MH57 as evident in the Node list of the calculation sheet. This node is the node upstream to the outfall creating the surcharge simulation for the final pipe.

2.5 D

- 2.5.1 Please refer to paragraph 6.10 from KCC-AKSW-ZZ-ZZ-RP-C-0001_P03 Flood Risk Assessment & Drainage Strategy where Urban creep has been factored and calculated. The calculations show this factor within the Storm Duration table.
- 2.5.2 Urban Creep is considered at 10% of roof areas which equates up to 40% of the overall site's hardstanding areas. For this reason, a total site addition of 4% has been implemented to the calculations to better represent the true potential expansion of the site.

2.6 E

- 2.6.1 To show how the site satisfies water quality management that the Ciria SuDS Manual C753, please refer to section 7.4 Surface Water Discharge quality from KCC-AKSW-ZZ-ZZ-RP-C-0001_P03 Flood Risk Assessment & Drainage Strategy.
- 2.6.2 The site primarily utilises three formal of water treatment, Bio retention systems (Raingardens), Permeable paving and detention basins. Based on Table 26.2 and 26.3 from the SuDS Manual it is evident that each individual quality management type has sufficient cleansing capabilities.
- 2.6.3 The site displays the design for private drives to utilise permeable paving as a form for collection and treatment. Through out the main drainage network a series of ponds and rain gardens are used in series where the majority of the site will pass through multiple of these treatments before being discharged from the site.
- 2.6.4 Towards the south of the site the network flows from the road and through its first treatment of a pond. This drainage does then return back to the road where it mixes with new untreated runoff from the road within. This network then passes through raingarden and another pond before being discharged. These additional treatments should reclean the runoff to the required quality.
- 2.6.5 Towards the north east of the site drainage is run through a series of additional small rain gardens. To allow for maintenance the treatment catchpits and catchpit gullies are advised in these locations to separated larger solids before entering the treatment works.

2.7 F

- 2.7.1 Please refer to Appendix H, from KCC-AKSW-ZZ-ZZ-RP-C-0001_P03 Flood Risk Assessment & Drainage Strategy where the latest flood exceedance plan can be located with highlighted low/ponding spots to be designed out at stage 4.

2.8 LLFA Comment 2

- 2.8.1 Please see the following responses to provide evidence of the LLFA's comments being addressed for Comment 2.

2.9 A

- 2.9.1 Please refer to Appendix K, from KCC-AKSW-ZZ-ZZ-RP-C-0001_P03 Flood Risk Assessment & Drainage Strategy where the SuDS Drainage maintenance plan can be located.

3 ADDITIONAL UPDATES

- 3.1.1 Updates that are additional to the requests made by the LLFA are as follows:

3.2 Flood Map Updates

- 3.2.1 As part of the planning application, the Environment Agency provided some feedback before they will sign off the approval. One of these comments was to update the flood maps within the Flood Risk Assessment & Drainage Strategy.
- 3.2.2 Since the creation of the Flood Risk Assessment & Drainage Strategy report was produced the government flood maps have updated. As part of the report update the review of these new maps have been undertaken.
- 3.2.3 It was found that there were no significant changes in the flood zones the site runs through. The development site is still considered within Flood Zone 1.

APPENDIX A

LLFA'S PLANNING RESPONSE



Hampshire County Council

Universal Services
The Castle
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Sarah Reghif	My reference	SWM/2025/0685
Direct Line		Your reference	F/25/100141
Date	27 October 2025	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

**Residential development of 192 dwellings comprising houses and apartments, to include access, parking, landscaping and other associated works, along with off-site footway and bridleway improvements.
at Land south east of Kings Copse Avenue, Hedge End(Application No. F/25/100141**

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.

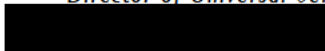
In order to assist applicants in providing the correct information to their Local Planning Authority for planning permission, Hampshire County Council has set out the information it requires to provide a substantive response at <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

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

- Flood Risk Assessment & Drainage Strategy rev: P02

The overall drainage strategy is considered appropriate with a range of SuDS features prior to discharge to an existing watercourse.

Director of Universal Services



Filter drains are identified within the water quality assessment but these are not seen on the drawings.

There is 1 section of road which bypasses the basins and effectively discharges directly to the outfall. This element will require additional water quality treatment but it is considered that a proprietary device may be suitable for this location given the level of treatment provided elsewhere.

It is identified that there is a risk of a surcharged outfall if river levels are high. It is known that this is a flashy catchment so high river levels will be of relatively short duration but further assessment should be provided to clarify the typical water level within the watercourse. Calculations should also be provided to demonstrate the impact of a surcharged outfall with areas of flooding identified.

The maintenance plan provided is high level and further details should be provided both in term of the maintenance responsibilities and the required actions. This should include the watercourse if riparian ownership applies. If it is considered that this is to be maintained by others this should be clarified.

Given the level of detail provided, it is considered that the above points can be addressed by condition and we would request the following conditions are applied:

1. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment and Drainage Strategy rev 02, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
 - b. Detailed drainage plans to include type, layout, levels and dimensions of drainage features including references to link to the drainage calculations.
 - c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change. This should include an assessment for a surcharged outfall.
 - d. Evidence that urban creep has been included within the calculations.
 - e. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
 - f. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
2. Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the

Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;

- a. Maintenance schedules for each drainage feature type and ownership
- b. Details of protection measures

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>

APPENDIX B

ENVIRONMENT AGENCY'S PLANNING RESPONSE

Eastleigh Borough Council
(Development Management)
Eastleigh House Upper Market Street
Eastleigh
Hampshire
SO50 9YN

Our ref: HA/2025/127141/01-L01
Your ref: F/25/100141
Date: 27 October 2025

Dear Sir/Madam

RESIDENTIAL DEVELOPMENT COMPRISING 192 DWELLINGS TO INCLUDED HOUSES AND APARTMENTS OF UPTO FOUR STORIES, TO INCLUDE ACCESS, PARKING, AND LANDSCAPING AND OTHER ASSOCIATED WORKS.

LAND SOUTH EAST OF KINGS COPSE AVENUE HEDGE END

Thank you for the consultation on the above application, please quote our reference on all correspondence.

Environment Agency position

In the absence of an acceptable flood risk assessment (FRA) we **object** to this application and recommend that planning permission is refused.

Reason(s)

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- Use the correct flood zones / flood map for planning (rivers and sea):
 - The flood zones were updated on the 25 March 2025 which resulted in a change to the flood map for planning (rivers and sea) at this location.
- Assessment of the impact of climate change using appropriate climate change allowances.

Overcoming our objection

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Advice to Applicant

The submitted Flood Risk Assessment (FRA) references data contained in Appendix C, which was produced on 11 July 2024. However, the Flood Map for Planning (Rivers and Sea) has since been updated on 25 March 2025. As a result, the flood risk information presented in the FRA is now outdated and does not reflect the most current flood zone designations for the site.

To ensure the assessment remains accurate and compliant with current guidance, we request that the FRA be revised to incorporate the latest flood mapping data.

Section 6.7 of the FRA addresses the consideration of peak river flow flood allowance for climate change. While this section acknowledges the importance of incorporating climate change impacts into flood modelling, it does not specify the actual allowance and levels that should be applied within the assessment. The absence of climate change allowance levels means we are unable to fully evaluate the long-term resilience of the development.

It is essential that appropriate climate change allowances are clearly stated and justified within the FRA. These allowances should be based on the latest guidance provided by the Environment Agency, which outlines recommended percentage increases in peak river flow for different flood risk vulnerability classifications and planning horizons.

Further information and detailed guidance on climate change allowances can be found on the GOV.UK website: [Flood risk assessments: climate change allowances](#). Please note that it is the responsibility of the applicant to determine which climate change allowances are appropriate for the site in question, in accordance with the relevant planning and environmental guidance.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Yours faithfully

Miss Suz Greenwood
Planning Advisor, Environment Agency

Direct dial 02084745098

Direct fax

Direct e-mail suz.greenwood@environment-agency.gov.uk