



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/2024/0009
Direct Line		Your reference	F/23/96631
Date	16 February 2026	Email	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Construction of an internal distributor road and associated footways, cycleways, lighting, landscaping and SuDS basins, and diversion of Public Rights of Way footpaths FOHHF 701 and 702 as part of the One Horton Heath development (proposal constitutes EIA development) at Land between Burnetts and Fir Tree Lane(Application No. F/23/96631

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:

- Proposed Drainage Layout Sheet 1 – 4 ref: 5018551-RDG-XX-ST-DR-C-0501 - 0504
- Overall SuDS Locations ref: : 5018551-RDG-Z02-ST-DR-C-0570 P03
- Proposed Levels Layout Sheet 1 – 10 ref: 5018551-RDG-Z02-ST-DR-C-1101 – 1110

Director of Universal Services
Patrick Blogg

- Detailed SuDS Sections Pond F ref: 5018551-RDG-Z02-ST-DR-C-0571 P02
- Detailed SuDS Sections Swale ref: 5018551-RDG-Z02-ST-DR-C-0572 P02
- Detailed SuDS Sections Pond G ref: 5018551-RDG-Z02-ST-DR-C-0573 P02
- Exceedance Flow Drawing (Pre-development) ref: 5018551-RDG-XX-ST-DR-C-0540 P02
- Exceedance Flow Drawing (Post-development) ref: 5018551-RDG-XX-ST-DR-C-0541 P02

Although some additional information has been provided, further detail is still required in a number of areas.

Details on the proposed ponds require additional information in relation to levels, scour protection in relation to the headwalls, updated locations of headwalls and connection points. Some pipes are extremely steep and no information has been provided in relation to the connecting watercourse. There also appears to be some discrepancies with levels however limited information on post development ground levels are available.

Additional information has been provided in relation to exceedance flows and while this appears suitable, it is not possible to verify the information due to limited level information being available at the points where flows would be expected to leave the road. Sheets 11 and 12 do not appear to be on the planning portal either. It should also be noted that the ponds shown on the exceedance flow plan include details for previous layout iterations.

Given the details still required, we would recommend that the condition identified previously is applied if permission is granted.

1. No development shall begin until a detailed surface water drainage scheme for the site, 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.
- b. Details of the discharge watercourses to include bank / bed levels and water levels.
- c. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- d. 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.
- e. Exceedance plans at a suitable scale demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria. This should also take into account potential barriers to land drainage routes, as opposed to surface water drainage for impermeable areas, to ensure the road drainage can function appropriately.

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/cangewatercourse>

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/cangewatercourse>