

## **APPENDIX 3.**

DRAFT CONTENTS FOR SUSTAINABLE URBAN  
DRAINAGE SYSTEMS (SuDS) SUPPLEMENTARY  
PLANNING DOCUMENT (SPD)

## Background

1. The borough of Eastleigh is centrally located within South Hampshire and has a population of approximately 133,750<sup>1</sup>. It borders the City of Southampton, Winchester district and the boroughs of Test Valley and Fareham. The main town is Eastleigh with other large towns of Chandler's Ford and Hedge End.
2. Eastleigh Borough is characterised by its internationally renowned River Itchen, River Hamble and the coastal habitats along the Hamble Estuary and Southampton Water which form part of the Solent Complex. Within Eastleigh Borough, the River Itchen is designated as a Special Area of Conservation for its aquatic flora and associated fauna species and much of the River Hamble is designated as a Special Area of Conservation for its coastal habitats (Solent Maritime SAC), and as a Special Protection Area for its migratory and breeding bird populations (Solent and Southampton Water SPA and Solent and Dorset Coast SPA). The River Hamble and Southampton Water is also designated under the Ramsar convention for its wetland habitats and associated species.
3. Due to the extent of the rivers, Eastleigh Borough is interlaced with major tributaries and associated streams, with the eastern part of the Borough flowing into the Hamble and the central and western areas flowing into the Itchen. Some of the creeks and gullies run directly into the coastal Solent Complex. The complexity of the network means that almost all proposed major development is adjacent, or in close proximity, to a waterway within the network with surface water from development draining into either the Itchen or Hamble catchments.
4. EBC continues to have an ambitious housing target for the Borough which is detailed in the Eastleigh Borough Local Plan 2016-2036. This, with other relatively recent extensive development has resulted in significant pressure on the natural environment of the Borough. The need for new development to be carried out in a sustainable way is therefore paramount to reduce the impact on the environment and on existing development. The use of Sustainable Drainage Systems (SuDS) is an essential way to manage water sustainably and to contribute to the green-blue network of the Borough which benefit both wildlife and people. However, generally developers and drainage engineers still do not fully understand the particulars of SuDS and prefer to stick to conventional, outdated drainage methods which are perceived to be cheaper, require less land take and enable the consideration of drainage as an afterthought which can be slotted into a pre-determined layout. Also, achieving the successful adoption of SuDS features is often considered a stumbling block.
5. The Eastleigh Borough Local Plan states Sustainable Drainage Systems are required for all development sites (with the exception of householder applications) and details SuDS requirements including at least three forms of naturalized filtration within the treatment train where possible (Policy DM6). DM6 recognises that three forms of naturalised filtration would be hard to achieve in smaller schemes and therefore different requirements are stated based on site size. Because of the hydrological and ecological connectivity of all receiving water bodies to the ecologically designated sites

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<sup>1</sup> Hampshire County Environment Department's 2019 based Small Area Population Forecasts

of the Rivers Itchen and Hamble, DM6 states that all receiving waters will be treated as ecologically protected waters (as outlined in s.26.7.1 of the CIRIA SuDS manual).

6. During the hearing sessions for the Eastleigh Borough Local Plan 2016-2036, held in November 2019, concerns were raised regarding increased sediment load (particularly fine sediments) in the receiving waterbodies arising from new development which may have an adverse effect on the integrity of the sensitive aquatic habitats of the River Itchen and River Hamble. These concerns have been sustained by Natural England. As a result, EBC now requires that applicants demonstrate that there will be no increase in sediment load in receiving waterbodies arising from the development.
7. Recent case-law (2018) has resulted in the need for new developments in the Solent region to demonstrate nutrient neutrality in order to avoid adverse effects on the integrity of protected habitats. Please refer to Natural England's advice note [\*Advice on Achieving Nutrient Neutrality for New Development in the Solent Region\*](#) (5th ed. 2020) which includes calculations for determining nitrogen budgets, although phosphorous budget calculations are also now becoming a requirement. SuDS could play its part in contributing to a site's nutrient neutrality goal.
8. In 2019, Eastleigh Borough Council declared a Climate Change and Environmental Emergency. The subsequent Action Plan acknowledges the importance of green-blue infrastructure, sustainable water management and maintaining good water quality.

#### **Scope of the study:**

9. Eastleigh Borough Council (EBC) is seeking to appoint consultants to prepare a Supplementary Planning Document (SPD) which specifies EBC's Sustainable Drainage requirements for its planning process. The primary audience will be planning applicants (and their project consultants) and EBC officers working within the planning system.
10. This is to be a clear, concise report. To avoid the unnecessary duplication of information readily available on-line, EBC requires a SPD which will outline its specific requirements but also, throughout the document, signpost the reader to the relevant sections of current publications where more detailed information, such as SuDS principles, technical details and design specifications, can be obtained.
11. The Sustainable Drainage (SuDS) SPD should include following:
  - a) Role, purpose, and general principles of SuDS and importance in Eastleigh Borough.
  - b) SuDS requirements in Eastleigh Borough:
    - Provide additional information on the approach in policy DM6. For example, clearly set out the different requirements for sites by size and proximity to the River Itchen SAC or Solent Maritime SAC.
    - SuDS requirements not explicitly stated within DM6, to address recently raised concerns (points 6 and 7 above) under the Habitats Regulations, such as sediment budgeting and nutrient neutrality.
    - Any other legal or national/ regional policy driven requirements.

- Other established SuDS requirements/ principles not explicitly stated in policy DM6 such as keeping water at the surface and mimicking the existing hydrological regime of the site.
  - EBC requirements must complement the requirements and checklists of the LLFA (based at HCC), the Environment Agency and other relevant authorities.
  - SuDS design to meet the adoption criteria of the managing authorities (Southern Water, HCC Highways, Local and Parish Councils etc).
- c) Technical design:
- Provide/ signpost to specific details of how to achieve required design standards for water quality, attenuation, amenity and biodiversity e.g. specified retention times, flow depths etc to enable the full value of the index score in the CIRIA manual to be awarded to any feature.
  - State which baseline data, design criteria, other information and plans must be submitted to EBC to demonstrate that SuDS features meet the design standards. To also include the most appropriate terminology and base units for data.
- d) Clearly set out the design requirements at each stage of the planning process. This is to be done by compiling a concise checklist for each stage which lists the information required for that stage. These stages being pre-application, outline, full/ reserved matters and possibly via conditions placed on any permission granted.
- e) Possibly provide a way of assessing the quality of a SuDS for an application site. For example, developing a matrix which can score a scheme's components individually and as a whole, taking all four pillars of SuDS into account.
- f) Possibly provide case studies and examples of good practice.

## **Project Administration**

12. The project will be administered by an EBC policy planner.

## **Reporting and timescale**

13. The consultant needs to confirm they can meet the following timescales:

Appointment – early October.

- Phase 1 – desktop work to develop guidance and checklists. Results to be discussed internally and with key consultees (such as the LLFA) and document updated before Phase 2.
- Phase 2 – draft SPD to be discussed at Policy & Performance scrutiny committee on XXX and consultation draft to be completed by XXX (for approval at Cabinet on XXX)
- Phase 3 – following 6 weeks consultation, the SPD to be revised based on consultation responses and adopted by Cabinet by XXXXXX.

## **Deliverables**

14. The SuDS SPD should be prepared as outlined in this brief to the completion of Phase 3. The text should be clear and concise with robust references, and tables and figures should be self-explanatory.
15. Copies of the report should be provided electronically in Microsoft Word format.
16. Visual outputs should be compatible with CAD CORP and ADOBE Software Suite.
17. This information will become property of the Council.