

What is being proposed?

Given the location and size of Manydown, the water infrastructure is an important issue, not only for the development but also for the surrounding communities.

Therefore, our approach has been to undertake comprehensive modelling, looking at different scenarios and options, in conjunction with the various water companies and authorities to ensure that the Manydown development is able to function in a manner that does not create problems for the surrounding communities.

Basingstoke and Deane Borough Council and Hampshire County Council have considered options to provide a new sewerage plant on-site at Manydown or connections to the existing sewerage plants in Basingstoke. Thames Water has confirmed that, with suitable modifications, it can accommodate the number of houses proposed within the outline planning application for the first phase of development at Manydown through connections to its existing sewerage plant at Whitmarsh Lane.

However, the ability to accommodate an on-site sewerage plant at Manydown will continue to be considered should it be necessary for future phases and the councils have secured agreement with Thames Water to discuss longer term solutions further.

The main approach to manage drainage at Manydown is through sustainable urban drainage systems, known technically as SUDs. These are a sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than the more conventional practice of routing 'run-off' water through a pipe to a watercourse. They are designed to mimic nature, typically managing rainfall close to where it falls, slowing surface water run-off before it enters streams, rivers or other watercourses, providing areas to store water in natural contours and allowing water to soak into the ground or be evaporated from surface water and vegetation.

In terms of groundwater and flooding, the councils have undertaken a comprehensive assessment that included replicating the scenario that occurred in Buckskin in 2014. On the basis of this work the councils can confirm they are able to manage the ground water and flooding situation at Manydown in a way that does not contribute any additional problems in the surrounding areas if such an unusual situation ever occurs again.

Why have we adopted this approach?

The Basingstoke and Deane Local Plan requires adequate infrastructure to be provided for sewerage on and off site and states that new development must ensure that it does not have a negative effect on the existing drainage in the vicinity of the site.

This requirement was backed by the responses from consultation, confirming the need for an integrated approach. During the consultation a number of respondents voiced concern about the potential surface water run-off into the local vicinity. A number also cited concerns over drainage on the site, and a number raised concerns over flooding on Roman Road. The majority of those who provided feedback requested more detailed information on flood risk, whilst a number of respondents suggested that a new waste water treatment works was preferable to connecting into the existing one. Many felt that the current sewerage system could not handle extra volume and needed to be completely changed rather than just upgraded.

The approach to drainage and sewerage, which has been agreed and tested with water companies and other relevant statutory authorities, responds to these concerns.

The sustainable urban drainage systems strategy has been influenced by the sloping nature of the site and allows for flows of rain water to be drained more directly in to the ground through a variety of open drainage features, such as 'swales', 'basins' and ponds.

Discussions have taken place with Hampshire County Council as lead authority on flooding to ensure that the drainage proposals are consistent with the planned improvements to the drainage system in the Buckskin area.

To read the full information

See the following outline planning documents below on Basingstoke and Deane Borough Council's website at www.basingstoke.gov.uk/manydownplanning

- The Flood Risk Assessment