Planning Guidance for Developers

Phasing Plans and Construction Risks Technical Note

Hampshire County Council

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Hampshire County Council

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Notice

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This document has **8** pages including the cover.

Document history

Revision	Purpose description	Originated	Reviewed	Authorised	Date
Rev 1.0	PP & CR Technical Note	SDH	SR	SR	Dec 2025
Rev 2.0					
Rev 3.0					

Hampshire County Council

Flood and Water Management,
The Castle, Winchester,
Hampshire,
SO23 8UD

Tel: 0845 603 5638
Fax: 01962 847055
www.hants.gov.uk

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1. Aims and Objectives

This guidance is for anybody proposing to submit technical drainage information as part of a planning application for major development with surface water drainage. It sets out how Hampshire County Council expects the National Standards for Sustainable Drainage Systems (SuDS) Standard 7 (Construction and Phasing) to be applied in practice. Please note that where there are contradictions between the National Standards and Local Policy, the more stringent requirements shall apply.

The level of detail required for supporting information varies depending on the type of planning application being made.

1.1. How to use this document

This document is written to provide more detailed support where needed on how to meet the requirements of the National Standards for SuDS. It should be read in conjunction with Hampshire County Council's Planning Guidance document.

1.2. National Standards for Sustainable Drainage Systems

In July 2025, the government introduced the National Standards for Sustainable Drainage Systems (SuDS), replacing previous guidance. These standards guide developers, designers, and local authorities, and will apply to planning applications in Hampshire from January 2026. The seven standards cover:

1. Runoff destinations
2. Everyday rainfall (interception)
3. Extreme rainfall and flooding
4. Water quality
5. Amenity
6. Biodiversity
7. Design

This document set out what should be submitted by developers to evidence that the proposals meet standard 7 (phasing and construction risks) only. Please see the other technical notes for details about meeting the other standards.

1.3. Standard 7 - Design

The National Standards for SuDS are based on several principles. Principle 3 (construction) and 11 (phasing) are given below.

Principle 3

'This is referred to as the 'SuDS Approach' throughout the standards and is defined as:

- *being sustainable, considering both **construction** and long-term maintenance and the additional environmental and social benefits afforded by the system.'*

Principle 11

*'Where a development is phased, the design of the surface water drainage system should ensure that each of the standards will be delivered for **each phase of the development**. The proposals should consider the effects of each stage of site development, as well as the performance of the surface water drainage system. This is to ensure risks are mitigated and both short-term and long-term benefits are maximised.'*

The National Standards for SuDS Standard 7 states:

Construction:

'7.7 The designer shall provide information to those responsible for construction on how drainage features should be managed, protected and commissioned during construction to ensure the functionality of the completed surface water drainage system is not compromised. This information will help inform the contractor's SuDS construction method statement (CMS). Guidance on the production of a SuDS CMS is provided in industry recognised guidance.'

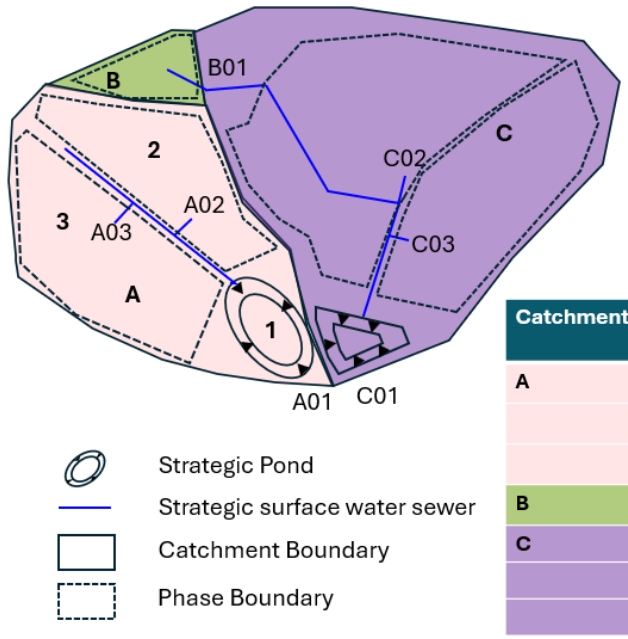
Phasing:

'7.8 For phased developments the designer shall provide a phased management plan to demonstrate how the surface water drainage design will operate during each phase of construction. This should include detail on how flow control (satisfying standard 3) will be managed across the phases.'

2. Phasing Plan

Developments must not increase flood risk at any stage both in large, phased developments and during the various phases of construction. A well-designed phasing plan helps manage these risks by showing the drainage catchments and identifying how different phases depend on each other—for example, if one phase relies on drainage infrastructure built outside another phase area (see figure 1 below). The plan should also include discharge rates per hectare to make it easier to manage phases that are later sub-divided. Using "drained area" instead of "impermeable area" ensures that permeable surfaces connected to the drainage system are properly accounted for as now required by the National Standards for SuDS 3.39.

Figure 1– Example of a phasing plan



Phase	Connection ID	Construction order
1	A01	Build Catchment A strategic pond & sewer
2	A02	Build phase 2 detail drainage
3	A03	Build phase 3 detail drainage
4	C01	Build Catchment C strategic pond & sewer
5	B01	Build phase 5 detail drainage
6	C02	Build phase 6 detail drainage
7	C03	Build phase 7 detail drainage

Catchment	Catchment Area (ha)	Unit Flow Rate (l/s/ha)	Connection ID	Drained Area (ha)	Total Flow Rate (l/s)
A	2.0	4.0	A03	1.0	4.0
			A02	1.0	4.0
			A01 (Outfall)	**2.0**	**8.0**
B	0.5	4.0	B01 (Outfall)	**0.5**	**2.0**
C	3.0	4.0	C03	1.0	4.0
			C02	2.0	8.0
			C01 (Outfall)	**3.5**	**14.0***

*Outfall C01 is a combination of flow from catchment C (12.0 1/l) and B (2.0 l/s) i.e. a total of 14.0 l/s.

Figure 1 above, shows how a phasing plan produced at outline stage can help identify interdependencies between catchments and phases of developments. Phase 5 in catchment B, which outfalls via B01, relies on strategic drainage being installed through catchment C. As large, phased development can be built over many years, and different phases may be sold to other developers to construct, it is important that there is an over-arching phasing plan to simplify hand-over to new developers, new designers for detail drainage and to simplify Reserved Matters approval. It also allows the understanding of which phases must be constructed to facilitate drainage on later phases. A unit flow rate allows the phases to be sub-divided easily should these be sold on further to multiple developers. The drawing above is just an example on how this information could be presented. As long as, the required information is provided, it does not have to be in the format shown.

3. Construction Risk and Mitigation

Construction work can harm drainage systems in several ways. Striping vegetation and earthworks can result in erosion and increased runoff. The resulting **siltation** can block pipes and SuDS components, **soil compaction** can stop water from soaking into the ground, and **poorly managed runoff** can carry sediment and pollutants into the system, increasing the risk of flooding (both on and offsite). In addition, **erosion**, **unstable ground**, and **water entering excavations** can weaken structures, damage materials, and reduce the drainage system's long-term performance.

SuDS construction must be carefully planned to reduce construction-related risks. These risks can be managed by scheduling vulnerable drainage elements to be built later in the programme, directing construction runoff away from new drainage to prevent sediment clogging, using temporary controls such as silt traps to clean flows and using target maintenance of blockage prone structures. Swales or basins can be temporarily used to manage runoff and silt, provided they are reinstated afterwards. Contractor behaviour must also be well managed—for example, through designated access routes, appropriately located vehicle-cleaning areas, and regular site inspections. It is essential that contractors understand how SuDS work, and toolbox talks can help build this awareness.

The National Standards for SuDS standard 7 requires that construction risks are considered at the planning stage. Section 7.6-7.9 of the National Standards for SuDS sets out what should be considered at the construction stage. Best practice guidance on managing construction risks to SuDS and drainage systems can be found within the CIRIA SuDS Manual C753, Guidance on the Construction of SuDS C768 and Design & Construction Guidance for Sewerage Undertakers (Water UK).

SuDS Construction Phasing Plan should:

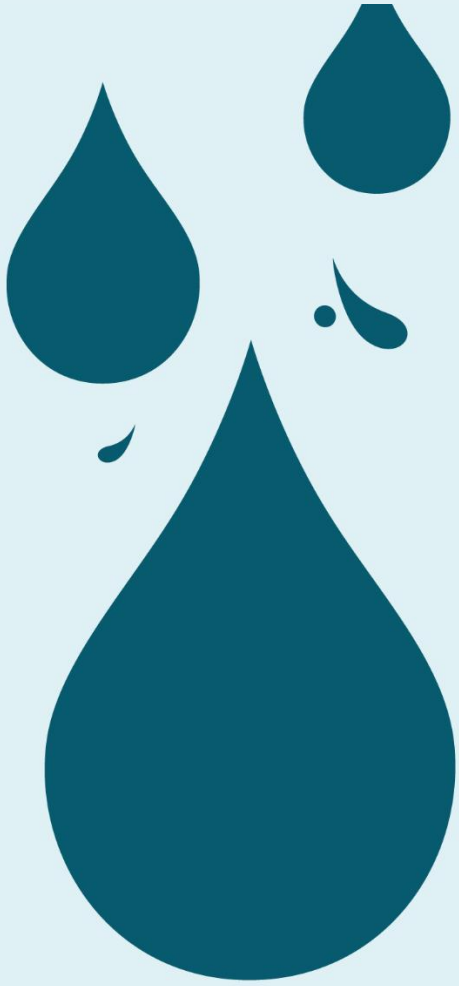
- List drainage features needing protection during construction.
- Identify potential construction related water quality/compaction issues.
- Include a plan showing temporary drainage and sediment control measures.
- Specify rehabilitation needs post-construction.
- Note any elements requiring Environmental Permits or Watercourse Consent.

The above could be achieved by providing a table that identifies vulnerable drainage features, their construction risks and provides suggested mitigation measures (see the example table 1 below). Provide an annotated drawing showing the temporary drainage that should be installed at the start of construction (construction drainage plan). This should identify no traffic zones, features that require permits/ consents and where silt mitigation will be installed.

Table 1- An example of a construction risk and mitigation table for the drainage system

Drainage features	Construction risk	Mitigation
Drainage Feature Type e.g. permeable paving, outfall etc	*Potential damage that could occur to the installed drainage system during construction e.g. clogging/ compaction/ collapse/ blockage/ pollution to watercourse etc.*	*Measures to minimise construction risks e.g. no traffic zones, silt traps, inspections, temporary drainage etc*

Please note the above just provides an example of how-to layout the table and the type of information that could be provided. It is not providing advice as to which mitigation measures should be used to deal with a particular construction risk. Please use industry best practice to determine suitable mitigation.



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