



Hampshire County Council

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Date	25 August 2022	Email	Swm.consultee@hants.gov.uk

Dear Sir/Madam,

Prior Notification (Class MA) for change of use from offices (Use Class E) to 13no. residential units (Class C3) comprising of 11no. one-bedroom and 2no. two-bedroom apartments (Revised scheme to approval reference PN/21/90906). at BAMPTON HOUSE, BAMPTON COURT, HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2TA(Application No. PN/22/93553

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.

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 and Drainage Strategy SG/CC/P21-2244/01 Rev B (Create Consulting Engineers Ltd, April 2021)

The proposals are for the change of use from office to residential occupation and the review undertaken has been in terms of flood risk on and off site. Please note that these comments are consistent with the comments provided by the LLFA for application number PN/21/90906.

The site is within Flood Zone 2 which is under the remit of the Environment Agency so we have not commented further in relation to fluvial matters.

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI

The surface water flood risk is shown as low (0.1%) so considered to be acceptable for development.

Given that this is an existing building, the flood risk to the development and surrounding area will be unchanged. The vulnerability level of the development will be increased and there is currently no assessment of the level of drainage provision.

It has been demonstrated via overland flow route mapping that under the current site layout, exceedance flows fall away from the building. Providing this is unchanged, the risk of flooding as a result of drainage system surcharging should be manageable and not put residents at increased risk.

As such, we will accept this assessment but would request that further work is undertaken at a later stage to confirm the level and condition of surface water drainage infrastructure.

As such we would recommend the following condition is applied:

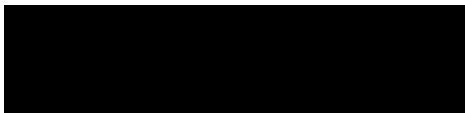
1. The existing drainage system should be investigated up to its outfall with the intention of re-using the full system. The capacity of the drainage system shall be assessed and the ability to manage the different return periods identified.

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.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Yours faithfully,



Thomas Callaway
Senior FWM Project Officer

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>