

Ecology response amended 1 8 23 for DC/23/95189 BAMPTON HOUSE, HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2TA

Discharge of Condition. Condition 5- The existing surface water drainage system shall be investigated up to its outfall. PN/22/93553- (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)

Alex Webb

1/8/23

In his email dated 28 July 2023, James Fewtrell provided the following information:

1. The storm water drainage all runs through the site and outfalls directly into the brook.
2. This is an existing building. No changes are proposed to the existing external fabric of the building, existing storm water drainage or the external grounds in any way.
3. The drainage route has been investigated as per the original Planning Condition request. This was undertaken by Lanes Group who have confirmed there are no issues with the run (examined from outfall to the top of the run on site). The applicant can release the CCTV records (videos) if this would be of assistance.

I am now satisfied that this information is enough to discharge Condition 5.

Lisa Malter

Ecologist

24/7/23

The email (21/7/23) from James Fewtrell at Primmer Olds BAS states that

The outfall is as per the drawing and does not lead to the sewer in the road. Keith has confirmed to me that they investigated the outfall throughout the red line demise of the site, then cannot confirm where the outfall goes beyond this point. The route however was all 'upstream' from the outfall into the brook, (ie the end point in the run) so does not connect to the sewer in the road.

This would imply that the outfall was going into pipes with an outfall into Monks Brook. The condition states that the *existing surface water drainage system shall be investigated up to its outfall.*

The wording of this condition comes from the HCC LLFA response to PN/22/93553 (25 August 2022) which states

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.*

The condition would have been accepted by the applicant as part of the original decision. I can only assume that the condition was worded in this way to eliminate the possibility of flooding on site due to a blockage in the surface water drainage system where the capacity of the system would be affected.

If there is a blockage or a partial blockage between the red line boundary and the outfall then there could be a flooding problem on site in the future, especially in heavy rain conditions. This could include tree roots growing into a crack in a drainage pipe, which could require remediation in the future. The aerial photos of this site show that there are trees between the building and the Monks Brook and that this is only a short distance (less than 10 m) from the site boundary. I am not happy to recommend discharge of this condition unless the system is investigated **up to its outfall** as the condition has been written.

Lisa Malter

Ecologist

17/7/23

I have reviewed the Topographic Survey- Drainage Sketch by Primmer Olds BAS (June 2022). This shows the surface water drainage leading to outfall to Monks Brook. The plan also states that the route of the foul water drainage route within the existing building and beyond is not known.

There is an email from Keith Oldbury of the Lanes Group to Andy Gray of Rivendale Developments (20 April 23) which states that *the storm systems look to be in good working order from the site, we cannot however confirm the main sw drainage in the road.*

These two sources of information contradict each other. Please could you clarify whether surface water drainage from this site enters a piped system with an outfall into Monks Brook or does it enter a surface water sewer in the road?

Ecology does not appear to have been consulted for the previous applications PN/21/90906 or PN/22/93553.

Lisa Malter

Ecologist