

P1956 162 STAKE HILL ROAD **SURFACE WATER DRAINAGE.**

Further to your email dated 31st July 2023, regarding surface water discharge, please find below our response.

Building Regulations Part H3 states that the following hierarchy must be followed for discharge of surface water:

1. An adequate soakaway or other infiltration system
2. To a surface water body (e.g. an ordinary watercourse)
3. To a surface water sewer
4. To a combined sewer

1. DRAINAGE SOAKWAY

 A ground investigation report was undertaken by Albury SI Ltd in January 2023.

Extracts from the ground investigation confirm that the substratum for the site is clay which has poor infiltration characteristics.

3.2 Stratigraphy

An examination of the exploratory records indicates that grass surface conceals made ground, consisting of brown slightly gravelly clayey sand, which was proved to depths of 0.30m and 0.40m at the investigatory locations. Further made ground, comprising brown and grey slightly gravelly silty clay with black flecking and pockets of yellowish brown sand, was noted to depths of 0.60m and 1.30m at borehole 3 and trial pit B. The gravel consists of brick fragments, rare flint gravel and chalk.

Orangish brown to brownish grey and brown slightly sandy (fine) silty clay was exposed beneath the made ground. These cohesive soils, which contain roots in the upper margins and rare flint gravel, were noted to depths of between 1.80m and 2.30m, with trial pit B concluded at 1.60m. Below these depths the cohesive soils become sandier, containing laminations of fine sand and boreholes 2, 3 and the extended trial pit A were concluded within very sandy clay or clayey sand at 3.10m.

Consulting Civil Engineers

Brownish grey silty fine sand with partings of clay was encountered from 3.00m within borehole 1 and this was proved to the concluding depth of this location at 4.10m. Collectively these variable soils are thought to be associated with an unmapped outcrop of superficial Head deposits.

Extracts from the report confirm the presence of high groundwater.

3.3 Groundwater

During the construction of the exploratory positions a number of groundwater strikes were encountered in the form of medium inflows at between 1.10m and 1.70m depths. Short-term The standing water levels upon completion of the boreholes and trial pits of between 0.85m and 2.50m were recorded.

5.3 Groundwater

The observations noted at the time of the fieldworks suggest that the groundwater table lies above the anticipated excavation depth. It is known, however, that the groundwater table can vary with season. The formation of sumps from which the water can be pumped may be a suitable method of groundwater control.

It should be appreciated that the cohesive soils will be susceptible to rapid softening in the unconfined state. Where excavations are to be left open for extended periods then these should be blinded to prevent this situation occurring.

5.4 Drainage

The near surface drainage characteristics of the underlying soils have not been considered as part of this investigation. It is believed that these would be a poor drainage medium and alternative means of surface water disposal should be considered.

The presence of high groundwater results in the use of soakaways being unfeasible. The site investigation was undertaken in January and groundwater levels are likely to have risen further towards the end of the winter period in March.

Due to the presence of trees on site with root protection areas it is also not possible for substantial excavation within the area of the proposed car park.

2. Surface water body

There are no watercourses within the vicinity of the site, see below extract from Ordnance survey maps.





3. SURFACE WATER SEWERS

Southern Water have confirmed that there is adequate capacity within the surface water sewer for a discharge from the site, enclosed is the capacity check confirmation and connection approval letters.

4. COMBINED SEWER

There are no combined sewers within the vicinity of the site.

Yours Sincerely

SIMON BAKER MCIHT
Managing Director

ENC





Rebecca Baker
Baker & Associates Ltd
Wessex House
Upper Market Street
Easliegh
Hampshire
SO50 9FD

Your ref

Our ref

DSA000020355

Date

16 March 2023

Contact

Tel 0330 303 0119

Dear Ms Baker,

Level 1 Capacity Check Enquiry: 162 Stakes Hill Road, Waterloooville, Hampshire, PO7 7BS.

We have completed the capacity check for the above development site and the results are as follows:

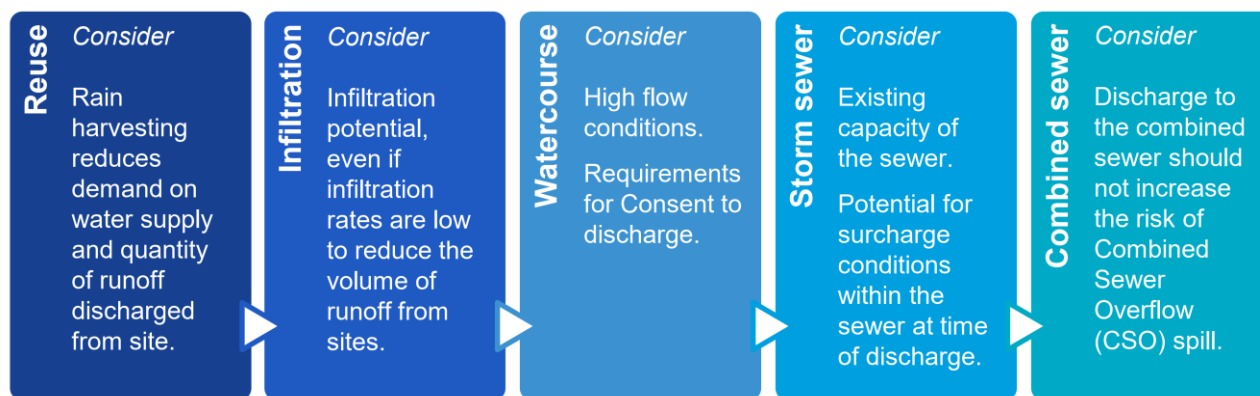
Foul Water

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of **0.05 l/s** for the above development at manhole reference **SU68087402**. Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless agreed by the Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

Surface Water

There is currently adequate capacity in the surface water network to accommodate a surface water flow of **2 l/s** for the above development at manhole reference **SU68087351**.

Although capacity in the surface water network has been identified, in all situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.



Guidance on Building Regulations is here: [gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

We would welcome the opportunity to engage with you on the design for disposal of surface water, with a particular focus on the potential for incorporating Sustainable Drainage Systems (SuDS), for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water.

Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

It should be noted that although the above assessment indicates that there is capacity available for your proposed surface water flows the LLFA (Local Lead Flood Authority) may impose/request that a lower flow is discharged to the public surface water sewer.

If the excess surface water flows are to be attenuated on site, it could have a significant effect on any proposed Sewer Adoption (S104) Agreements. Any attenuation proposals should be agreed before any works are implemented on site. Where capacity is limited/restricted, agreement should be sought if you are to include any highway drainage within your proposals as Southern Water is not obligated to accept highway flows.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal Sewer Connection (S106) application is required to be completed and approved by Southern Water Services. To make an application visit: developerservices.southernwater.co.uk

- You have not obtained the necessary Building Regulations Approvals or, if relevant, obtained a Highway Authority Road Opening License.
- Landowner consent has not been obtained where your connection is to be made through another Party's land.

What Comes Next?

To progress, select the 'Accept' option on the Get Connected customer dashboard. Or, if you have further questions, please select the 'Query' option. If you do not wish to progress with the application, then please select the 'Withdraw' option.

Now you have received our approval, you will need to arrange with your contractor to carry out your works on site to connect into our sewer. Once the connection has been made it is a mandatory requirement for the point of connection to be inspected by one of our Assistant Adoption Managers.

To arrange this inspection, please select 'Ready for Inspection' on your Get Connected customer dashboard. Once this has been selected, please contact **Mick Vince** our Assistant Adoption Manager for this area on **07803 259227** and request an inspection giving at least two full working days' notice.

We have prepared a site inspection checklist so that inspection of your sewer connection can be passed first time southernwater.co.uk/media/3028/ds-site-inspection-checklist.pdf

Once we are happy that your connection to the public sewer complies with our requirements and have passed our inspection, we will send you a completion letter within 7 working days. It's important to ensure your connection is inspected to prevent any risk of disconnection at a later date.

Yours sincerely,



Samantha Jenkins
Interim Head of Developer Services
Developer Services



Mrs Becky L Baker
Baker & Associates Ltd
Wessex House
Upper Market Street
Eastleigh
Hampshire
SO50 9FD

Your ref

Our ref
11031

Date
19 July 2023

Contact
Tel 0330 303 0119

Dear Mrs L Baker,

Application to Connect to the Public Sewerage System - Section 106.

Location: 162 Stakes Hill Road, Waterlooville, Hampshire, PO7 7BS.

We are pleased to advise that your Section 106 application to connect to the public foul and surface water sewers, as shown on your drawing 0540 Revision P01 dated 03/07/2023, is approved by Southern Water. Our approval means we are satisfied with your connection method.

Connections to existing/new Southern Water assets (i.e., manholes) and the arrangement of Southern Water assets (i.e., pipe junctions within manholes) should always be in accordance with the new Design and Construction Guidance manual ("the Code") and Southern Water's guidance documentation. [water.org.uk/sewerage-sector-guidance-approved-documents/](https://www.water.org.uk/sewerage-sector-guidance-approved-documents/)

This Section 106 approval does not confirm that public sewer network capacity is available at your location for the proposed development. The availability of capacity may be assessed through the Pre-Planning Enquiry process.

Please note that your connection should not proceed if:

- There are unapproved changes to your submitted plan or to the intended connection point. Any unapproved changes may lead to us disconnecting your connection under S109 of the Water Industry Act 1991.
- The relevant Planning Authority has set out conditions relating to the site's drainage and those conditions have not yet been discharged.
- You have not consulted our Health and Safety Advisory that can be viewed at the following link southernwater.co.uk/developing-building/health-and-safety



Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter.

Should it be necessary to contact us please quote our above reference number relating to this application by email at southernwaterplanning@southernwater.co.uk

Yours sincerely,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development