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Your Ref

APP/15/00896

Our Ref

PLAN-019763

Date

26/09/2017

Dear Sirs,

Proposal: Request to discharge conditions 3, 5, 6, 7, 17 and 18 (15.08.17). (Demolition of existing buildings and redevelopment to form 42No. retirement apartments for older persons including communal facilities, parking provision and associated landscaping; and 2No. commercial/retail units. (Approved 11.12.15).

Site: Land at, 38-44 London Road, Purbrook, Waterlooville, PO7 5LJ.

APP/15/00896

Thank you for your letter of 29/08/2017

We regret that Southern Water cannot recommend discharge of condition 5 & 18.

The results of an initial desk top study indicates that there is sufficient capacity at manhole reference SU67083010 to accommodate the entire foul flows from the proposed development, however, the proposed drainage strategy shows foul disposal via manhole reference SU67073901 which currently has insufficient capacity to serve the proposed development and therefore would increase the risk of flooding in and around the existing area, contrary to paragraph 109 of the National Planning Policy Framework.

There is currently insufficient information available to undertake an assessment for surface water between manholes SU6707285D to SU6707175X. It is recommended that surveys are undertaken at these locations, in order to carry out an assessment on the potential capacity of the surface water network.



Alternatively, the developer can discharge surface water flow no greater than existing levels if proven to be connected and it is ensured that there is no overall increase in flows into the surface water system.

The proposed drainage layout shows that surface water sewer connecting into 150mm sewer within the site which is not shown on our records. An investigation of the sewer is required to ascertain its condition. Please submit a topographical site survey of the existing drainage layout including the amended drainage strategy for further consideration.

Please note the design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

Southern Water would have no comments to make with regards to other conditions being subject of consultation.

Yours sincerely,

A handwritten signature in black ink, appearing to be "J. Smith", written over a faint horizontal line.

Developer Services