

11 January 2018

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Ibex Homes Ltd
Drivers Wharf
Northam Road
Southampton
Hants
SO14 0PF

Fareham Office
Modulus House, Salterns Lane
Fareham, PO16 0QS
United Kingdom

FAO Simon Harding

Ref: E-F2257.PP/APT

Dear Sirs

Re: Bartons Road, Havant APP/16/01077 Drainage and Highway Conditions

Further to your acquisition of the site we have been in further consultation about the drainage and highway planning conditions and consultee comments. The attached drawings and information address these matters:

Drainage:

We met with Southern Water on 1st December 2017 to discuss the matters raised by them and to explore possible solutions to their objections of 6 July 2017. A summary of the meeting outcome was issued by us on 4 December and the enclosed Southern Water email of 8 December 2017 confirms the acceptance of the solution in principle. Since this time the drawings have been developed to reflect this solution and are attached.

Surface water matters were discussed with Steve Mountain (HBC Drainage Engineer). The surface water system will comprise a shallow tank to E side of existing building with attenuated discharge to filter strip along southern boundary. ie this will pass on surface water flow at the same rate over the same area as currently occurs ie no impact. SW system within the site will be private. As discussed with Steve this will facilitate the opportunity to condition any subsequent development in the field to the south to pick up the surface water outfall at that later date.

Highways:

We discussed progress with the site access with Peter Marshall in respect of his previous highways consultation.

- Application for the cross over work was made to HCC in November 2016-HCC ref 21257498
- The HCC Inspector visited the site and marked the crossing up and advised in their email of 25 November 2016 that an appropriate contractor would have to be used and a S171 licence obtained.
- The highway crossover work comprises nominal kerb changing work, a very small amount of verge crossover surfacing and a few short lengths of rear EF kerb edging. This is shown on drawing EF2257-380-P2 attached.
- Mr Marshall advised that HBC were in the process of considering future widening of the surfaced area along this side of the highway with removal of the back of kerb verge strip, and agreed that

the proposed works for this site would not frustrate the ability of HBC to subsequently undertake this

Regards,
Opus International Consultants (UK) Ltd

A P Traves

Enc. Drawings as per attached schedule
Southern water email of 8/12/17
HCC acknowledgement letter of 11/11/16
HCC email report of 25/11/16

Andy Traves

From: Karpezo, Marta <Marta.Karpezo@southernwater.co.uk>
Sent: 08 December 2017 14:27
To: Andy Traves; steve.mountian@havant.gov.uk
Cc: Simon Harding; Matt Stride
Subject: RE: y/r PLAN-018811

Dear Andy and Steve

Thank you for the summary of our meeting and your involvement in investigation Of alternative, sustainable ways for surface water run off disposal.

The proposals would be acceptable to Southern Water in principle.

The relocation of the attenuation tank to the east of the building in order to avoid The close proximity with public sewer is acceptable.

We appreciate that the diversion of the public sewer will involve also diversion Around the block to avoid sewer being built over. The diversion proposals should Be agreed and approved by Southern water under Section 185 of the Water Industry Act Before proceeding on site.

Kind Regards

Marta Karpezo
Technical Co-ordinator
Developer Services
Southern House, Sparrowgrove, Otterbourne, Hant SO21 2SW
Tel: 01962716278
Email: marta.karpezo@southernwater.co.uk
Web: www.southernwater.co.uk

From: Andy Traves [mailto:Andy.Traves@opusinternational.co.uk]
Sent: 04 December 2017 13:46
To: Karpezo, Marta; steve.mountian@havant.gov.uk
Cc: Simon Harding; Matt Stride
Subject: RE: y/r PLAN-018811

Marat/Steve/Simon

Thank you for your time on Friday/today. I have attached a summary of the combined outcome from the meetings:

- ☐ Surface water to shallow tank to E side of existing building with attenuated discharge to filter strip along southern boundary. ie this will pass on surface water flow at the same rate over the same area as currently occurs ie no impact. SW system within the site will be private
- ☐ Moving SW tank to East side of existing avoids conflict with existing combined sewer
- ☐ Diversion of existing sewer will be extended to the driveway around the western side of the existing building so would no longer pass under the current building.

This will resolve the issues raised by Southern Water.

We have commenced revisions to the drainage arrangements accordingly

Andy



Opus International Consultants
is now part of WSP

Andy Traves

Associate Director Fareham Office

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From: Karpezo, Marta [<mailto:Marta.Karpezo@southernwater.co.uk>]

Sent: 29 November 2017 16:58

To: Andy Traves <Andy.Traves@opusinternational.co.uk>

Subject: RE: y/r PLAN-018811

Dear Andy

Would Friday 1st Dec at 10am be convenient for you?

Kind Regards

Marta Karpezo

Technical Co-ordinator

Developer Services

Southern House, Sparrowgrove, Otterbourne, Hant SO21 2SW

Tel: 01962716278

Email: marta.karpezo@southernwater.co.uk

Web: www.southernwater.co.uk

From: Andy Traves [<mailto:Andy.Traves@opusinternational.co.uk>]

Sent: 29 November 2017 09:19

To: Karpezo, Marta

Subject: RE: y/r PLAN-018811

Marta

I would like to come in to discuss the development with you. What time would be convenient for you tomorrow?

Andy



Andy Traves

Associate Director Fareham Office

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From: Karpezo, Marta [<mailto:Marta.Karpezo@southernwater.co.uk>]
Sent: 27 November 2017 19:58
To: Andy Traves <Andy.Traves@opusinternational.co.uk>
Cc: Jonathan Simmonds <Jonathan.Simmonds@opusinternational.co.uk>
Subject: RE: y/r PLAN-018811

Dear Mr Traves,

Thank you for your email and your clarifications of the compliance with Part H3 of Building Regulations referring to surface water disposal hierarchy.

Southern Water however requests that the surface water run off from the new Proposed development is being discharged to surface water sewers (the nearest located To the east and to the south of the site).

The design of the diversion of the public sewer shall ensure that the public sewer Is not located under the buildings.

Kind Regards

Marta Karpezo
Technical Co-ordinator
Developer Services
Southern House, Sparrowgrove, Otterbourne, Hant SO21 2SW
Tel: 01962716278
Email: marta.karpezo@southernwater.co.uk
Web: www.southernwater.co.uk

From: Andy Traves [<mailto:Andy.Traves@opusinternational.co.uk>]
Sent: 15 November 2017 12:00
To: AdminTeam DeveloperServices
Cc: Jonathan Simmonds
Subject: y/r PLAN-018811

Further my conversation with your colleagues this morning re Eastleigh House, Bartons Road, Havant PO9 5NA your ref PLAN-018811 and HBC ref APP/16/01007:

The site soils are not suitable for surface water disposal by infiltration. The CON29DW report from yourselves indicates no separate public surface water drainage systems. This is consistent with investigations at the existing property which show the property has a combined connection, corresponding to Q 2.2 information in the CON29DW where you also confirm the surface water from the site drains to the public sewer. Following SW drainage hierarchy tier 1 disposal to ground is not viable, there is no watercourse on site ruling out tier 2, there is no surface water sewer ruling out tier 3 thus continued disposal to the combined sewer tier 4 is the approach.

As set out above surface water is to continue to discharge to the existing combined connection. We agree that it is important that this does not increase the existing load on the connection. This connection also supports load from 'Long Meadow' located immediately Eastleigh House. The existing surface water load is historic and unattenuated.

Existing impervious area at Eastleigh House	846 m ²
Unattenuated flow rate	<u>0.014 l/sec/m²</u>
Existing SW unattenuated discharge rate	11.84 l/sec

Proposed impervious area at Eastleigh House	2,220 m ²	
flow rate (if unattenuated)	<u>0.014 l/sec/m²</u>	
SW discharge rate (if unattenuated)	31.08 l/sec	increase hence unacceptable

Adopt 1%AEP +30%CC storage and attenuation to give max SW discharge rate of 5.0 l/sec

Check for combined flow:

Ex FW from Eastleigh House	0.05 l/sec	(4,000 l/day peak flow)
Ex SW unattenuated from Eastleigh House	<u>11.48 l/sec</u>	
Existing combined	11.98 l/sec	
Post development FW from Eastleigh Hose	0.5 l/sec	(11 @ 4,000 l/day peak flow)
Attenuated SW discharge	<u>5.0 l/sec</u>	
	5.5 l/sec	acceptable, significant decrease

With respect to the sewer proximity to the attenuation tank the developer proposes to relocate the tank south of the existing house and at least 5m east of the sewer. (See attached schematic location T)

With respect to S185 diversion we have annotated your sewer plan (attached) with the key principles:

- . Green line C is the lateral which serves Eastleigh House and also 'Long Meadows' ref C on the plan. A section of this needs diversion (black) with old route removed (hatched black) there has been a drainage survey of the drain from SWS MH 1801 to just inside the fence line for Long Meadows
- . The report indicates A and B may not be active. B aligns towards the garden centre west of the site which is modern but the drain is old. We suspect B is abandoned. This run is not affected by the development. Can you confirm if this actively serves any of your customers? Drain A aligns roughly back towards The Lodge/ Eastleigh Cottages. This run is not affected by the development. Can you confirm if this actively serves any of your customers?
- . Red lines illustrate orientation of new FW connections

We believe the foregoing would address the issues raised in your consultation response, but before we undertake changes to the detailed design we would need your agreement in principle to enable us to prepare this without any abortive effort.



Andy Traves

Associate Director Fareham Office

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Hampshire
County Council

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Highways Operation Centre

Highways, Traffic and Transport

Sheridan House

40-43 Jewry Street

Winchester SO23 8RY

Tel: 0300 555 1388 (Roads and Transport)

0300 555 1390 (Textphone)

Email: roads@hants.gov.uk

My reference 21257498

Your reference

Email

Enquiries to Highways Operation Centre

Direct line

Date 11 November 2016

Dear Mr Simmonds

**Application for the construction of vehicular access at
BARTONS ROAD, HAVANT.**

Thank you for your vehicular access application dated 09 November 2016. Your application fee of £75 has been received, and your payment reference for this is 7504881616. Please note that this is different to your application reference number above.

Your application will now be passed to an engineer, who will aim to visit your property within three weeks to undertake a site approval inspection.

Subject to site approval you will then receive an initial estimate of the cost of construction. If you have chosen to use a private contractor you will be notified separately of the site approval decision.

Yours sincerely,

David Jobson
Highway Support Assistant
Highways Operation Centre

Head of Highways (Operations)

Tim Lawton BEng CEng FICE MCIHT

Director of Economy, Transport and Environment

Stuart Jarvis BSc DipTP FCIHT MRTPI

Jonathan Simmonds

From: Highways Operation Centre <etehoc@hants.gov.uk>
Sent: 25 November 2016 14:37
To: Jonathan Simmonds
Subject: Vehicle Access Application - Ref 21257498

Dear Mr Simmonds,

Following the engineer's visit to Bartons Road they have marked the proposed crossing, and as you have indicated you will be using a private contractor please find listed below the link to the section 171 Road Opening licence which the contractor will need before any work commences.

<http://www3.hants.gov.uk/licence-s171>

Many thanks

Ellen Jagger

Highways Support Assistant
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