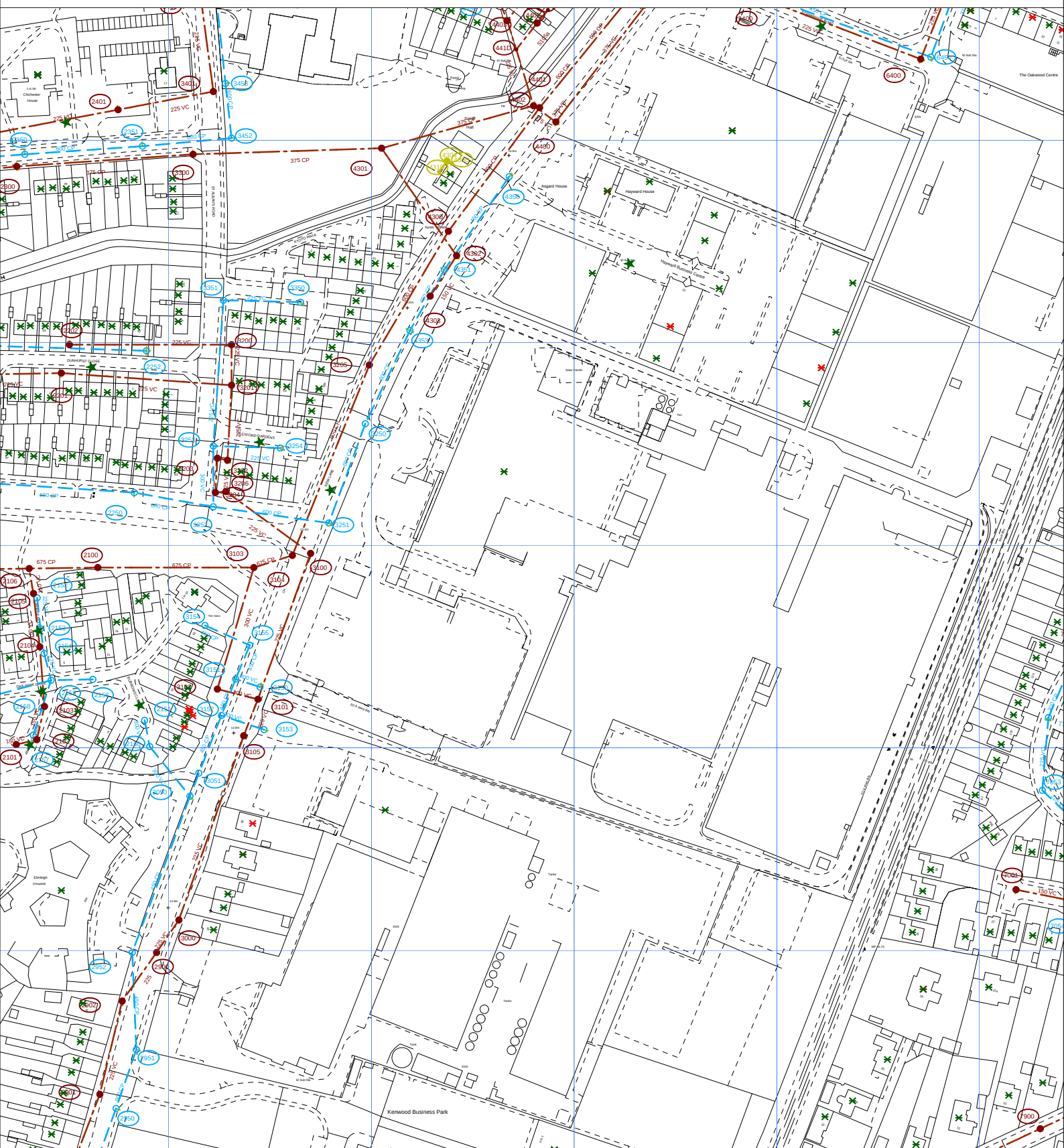


SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530

O.S. REF: SU7207SW

Scale: 1:2500

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



Printed By: kishoku

Date: 23-3-2021

Southern Water MapGuide Browser

Requested By:





Hampshire County Council

*Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055
www.hants.gov.uk

<i>Enquiries to</i>	Santiago Manzanero	<i>My reference</i>	SWM/2021/0165
<i>Direct Line</i>	0370 779 8301	<i>Your reference</i>	APP/21/00200
<i>Date</i>	16 March 2021	<i>Email</i>	SWM.consultee@hants.gov.uk

Dear Sir/Madam,

Demolition of existing buildings and redevelopment of site comprising erection of distribution warehouse (class B8) with ancillary offices and related facilities, vehicle storage deck, new access, landscaping and associated infrastructure at 32 New Lane, Havant, PO9 2NG.

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:

- Drainage Strategy Report; ref: C200810-PIN-XX-XX-RP-C-02; dated: 9 February 2021.
- Flood Risk Assessment; ref: C200810-PIN-XX-XX-RP-C-01; dated: 9 February 2021.

The information submitted by the applicant in support of this planning application indicates that surface water runoff from the application site will be managed through permeable paving and attenuations tanks. Additionally, surface water runoff will be discharged into the surface water public network at a discharge rate of 395l/s (50% betterment), via existing connections (4 catchments). This is acceptable in principle bearing in mind that the underlying

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

geology (London Clay Formation) and the potential contamination will make infiltration infeasible at the site, in the absence of any nearby watercourse, and considering that the existing site is discharging surface water into the surface water public sewer network.

The applicant is proposing to discharge surface water runoff at 395 l/s considering a 50% betterment of the existing discharge rate 790 l/s, which is acceptable. However, there is no information on the existing/proposed discharge rates for all rainfall events and it is unclear whether the discharge rates would be increased for some rainfall events. Therefore, we **request** a table with the existing and proposed discharge rates, including all the proposed catchments, for all rainfall events including those with a 1 in 1year, 1 in 30year & 1 in 100year annual probability of occurrence. We further request the calculations and values used for that discharge rates.

The drainage layout and source control calculations submitted are very high level at this stage considering that this is an application for full planning permission. Therefore, we **request**:

- Detailed drainage layout drawings at an identified scale indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths and gradients.
- Detailed network hydraulic calculations for all rainfall events, including the listed below. The hydraulic calculations should take into account the connectivity of the entire drainage features including the discharge locations. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features should have the same reference that the submitted drainage layout.
- Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

The applicant is proposing to manage surface water through the existing drainage system, however, there is not information within the planning website which demonstrate that the asset owner has agreed to the proposals including the principle of re-using existing connections. Failure to secure this agreement is likely to necessitate in the need to review the drainage proposals for the application, which may have implications for the proposed quantum and layout of the proposed development.

Bearing in mind that this is an application for full planning permission and the layout will be fixed, we **request** that the above issues are addressed at this stage and not through planning conditions, to demonstrate that the development site has a secure outfall to dispose surface water, and to demonstrate that the quantum of development is achievable, whilst ensuring that flood risk will not be increased on or off site.

We would also recommend that the applicant is directed to our website <http://www3.hants.gov.uk/flooding/hampshireflooding/drainagesystems.htm> for further information on recommended surface water drainage techniques.

Please note that Hampshire County Council as Lead Local Flood Authority will not comment on the fluvial systems as these are outside our remit.

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.

For guidance on providing the correct information, please review the checklist and associated guidance document available on our [website](#).

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,

A handwritten signature in black ink, appearing to be 'PP' followed by a stylized name.

Flood and Water Management Team
Economy, Transport & Environment Department,
Hampshire County Council, 1st Floor, Ell Court West,
The Castle, Winchester, Hampshire SO23 8UD
Web: <http://www3.hants.gov.uk/flooding/watercourses.htm>

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 <http://www3.hants.gov.uk/flooding/hampshireflooding/watercourses.htm>

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/WatercoursePreApplication>

Appendix K – Southern Water Confirmation Letter



Sudeep Chongbang
Pinnacle Consulting Engineers
Alchemy
Bessemer Road
Welwyn Garden City
Hertfordshire
AL7 1HE

Your ref

Our ref
DS_CC_PPE-121779

Date
23 April 2021

Contact
Tel 0330 303 0119

Dear Mr Chongbang,

Level 1 Capacity Check Enquiry: Pfizer, 32 New Lane, Havant, Hampshire, PO9 2NG.

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

Foul Water

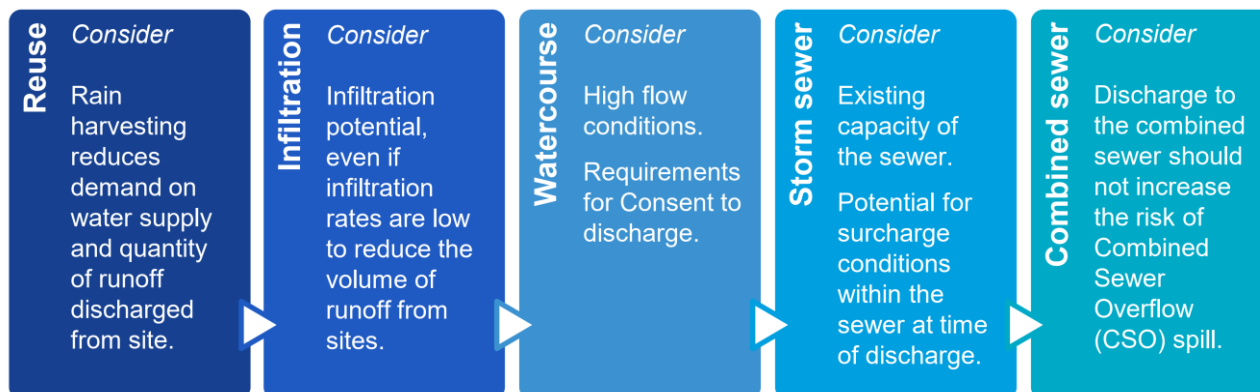
The enquiry has been reassessed to determine the capacity available for 0.41 l/s at manhole reference SU72073101.

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of **0.41 l/s** for the above development at manhole reference SU72073101. 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

The revised documents submitted indicate that the proposed surface water flows are now restricted and hence will support the system to be more efficient. Therefore, surface water may be discharged to the existing sewer, provided the rate of discharge to the sewer is no greater than existing contributing flows.

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

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: [Developer Services Portal \(southernwater.co.uk\)](https://southernwater.co.uk/Developer-Services-Portal)



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,

Growth Planning Team
Business Channels

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



Sudeep Chongbang
Pinnacle Consulting Engineers
Alchemy
Bessemer Road
Welwyn Garden City
Hertfordshire
AL7 1HE

Your ref

Our ref
DS_CC_PPE-121779

Date
26 May 2021

Contact
Tel 0330 303 0119

Dear Mr Chongbang,

Level 1 Capacity Check Enquiry: Pfizer, 32 New Lane, Havant, Hampshire, PO9 2NG.

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

Foul Water

The enquiry has been reassessed to determine the capacity available for 1.18 l/s at manhole reference SU72073101.

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of **1.18 l/s** for the above development at manhole reference SU72073101. 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.

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: [Developer Services Portal \(southernwater.co.uk\)](https://southernwater.co.uk/developer-services-portal)

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.



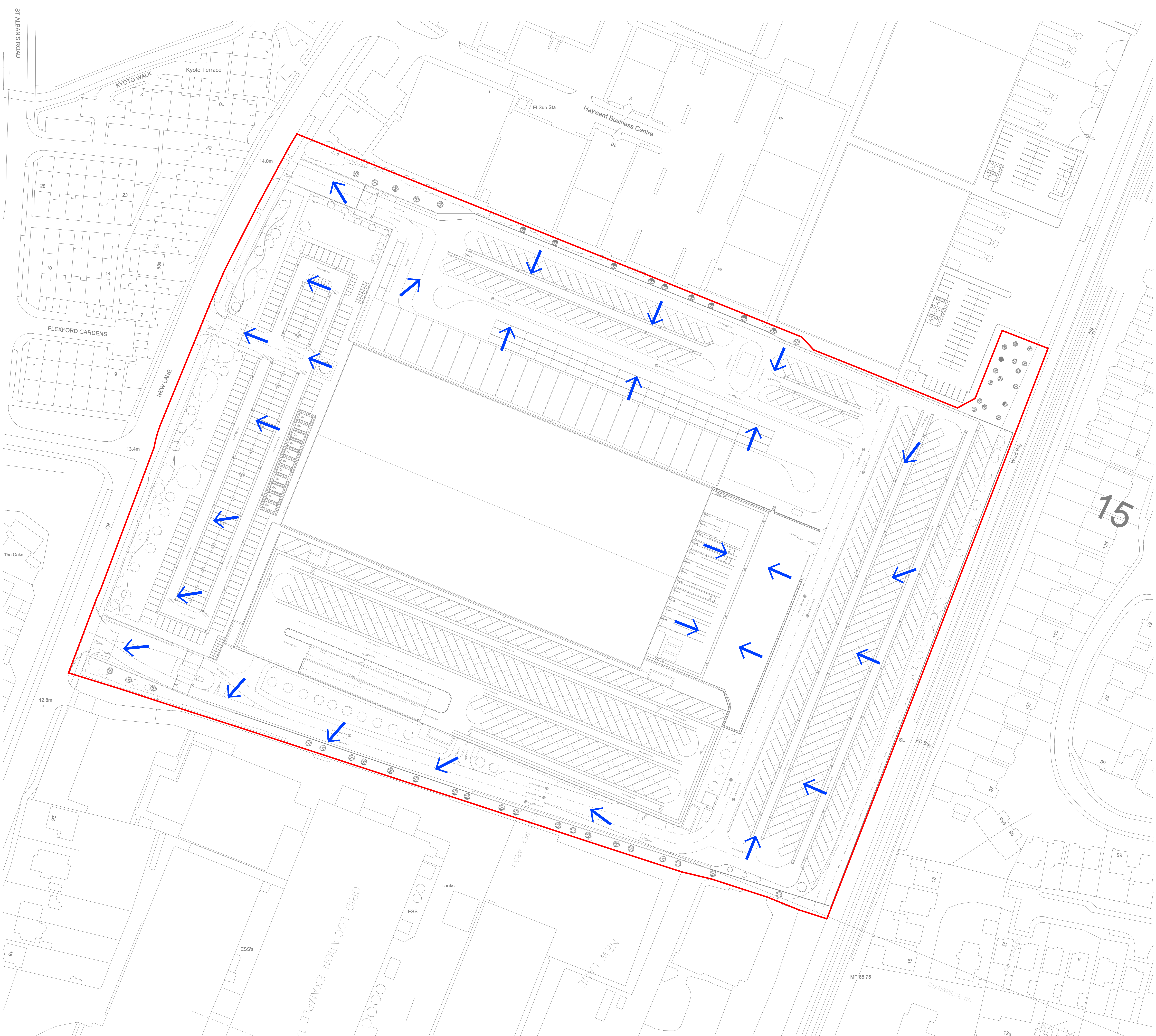
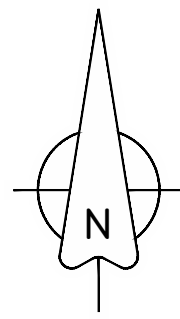
Should it be necessary to contact us please quote our above reference number relating to this application by email at southernwaterplanning@southernwater.co.uk

Yours sincerely,

Growth Planning Team
Business Channels

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

Appendix L – Exceedance Flow Path



GENERAL NOTES

- DO NOT SCALE THIS DRAWING. WORK ONLY TO FIGURED DIMENSIONS.
- FOR ALL RELEVANT NOTES, REFER TO STRUCTURAL AND CIVIL ENGINEERING PERFORMANCE SPECIFICATION.
- ANY DISCREPANCIES ARE TO BE REPORTED TO PINNACLE CONSULTING ENGINEERS IMMEDIATELY.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS, ARCHITECTS AND SUB-CONTRACTORS DRAWINGS AND DETAILS.

LEGEND

- AREA TO BE DEVELOPED
- EXCEEDANCE FLOW PATH

FOR INFORMATION	SC	EO	01/04/21
REV DESCRIPTION	BY	CHK	DATE

CLIENT
HAVANT PROPERTY
INVESTMENT LLP

PROJECT
HAVANT
32 NEW LANE

DRAWING TITLE
EXCEEDANCE FLOW PATH

PINNACLE
CONSULTING ENGINEERS

ALCHEMY,
BESSEMER ROAD,
WELWYN GARDEN CITY,
HERTS.
ALT 1HE: TELEPHONE: 01707 527 630
NORWICH | LONDON | DUBLIN | THE HAGUE

DRAWING STATUS			
INFORMATION			
SCALE: A0	DATE	DRAWN BY	CHECKED
1:500	APR '21	SC	EO
DRG NO	REVISION		
C200810-PIN-XX-XX-DR-C-208	P01		

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