

APPENDIX C: SITE LAYOUT PLAN

Land south of Woodcroft Primary
School Block Plan

- LEGEND
- Application site boundary
 - Adjacent land in applicant's ownership
 - Existing development
 - Grass/landscaping
 - Existing/retained trees
 - Proposed landscaping
 - Trees to be removed
 - Sloping land
 - Proposed housing
 - Adoptable roads
 - Adoptable footways
 - Private/shared surface
 - Bin stores
 - Access point to proposed dwellings
 - Indicative location of future pedestrian cycle link to be provided by Woodcroft Farm
 - Indicative alignment of future access road to Woodcroft Farm
- Proposed access
 - Replacement lay-by from Woodcroft Lane
 - Secure boundary to Woodcroft School
 - Removable bollards control entrance to emergency access
 - Emergency access
 - Staggered cycle access barriers for safety. Removable for emergency vehicles.
 - Secure gated access to school
 - Central green space (0.08ha)
 - Bin collection points
 - Ground floor balconies overlook adjacent open space
 - Short-stay cycle parking loops for 26-31
 - Existing footpath link to school retained in advance of Woodcroft Farm access road
- P = Private dwelling
A = Affordable dwelling
S = Storey height
b = Number of bedrooms

0m 30m

Drawing No: Y00422-mb-03
Rev: C Date: 27/06/2012
Scale: 1:500 @ A1

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Key Dimensions*

Unit No.	Depth	Width	Height	GIA (sqm)
1	9m	6m	8m	91 sqm
2	9m	6m	8m	91 sqm
3	5.8m	8.9m	8m	91 sqm
4	8.6m	9.4m	8.1m	92 sqm
5	8.6m	9.4m	8.1m	92 sqm
6	6m	9m	8m	91 sqm
7	6m	9m	8m	91 sqm
8	6.1m	9m	8m	92 sqm
9	7.4m	9m	8m	116 sqm
10	7.4m	9m	8m	116 sqm
11	9.5m	5.3m	8m	85 sqm
12	9.5m	5.3m	8m	85 sqm
13	6m	9m	8.3m	91 sqm
14	10.7m	8m	8.3m	138 sqm
15	10.7m	8m	8.3m	138 sqm
16	10.7m	8m	8.3m	138 sqm
17	10.7m	8m	8.3m	138 sqm
18	6m	9m	8m	91 sqm
19	4.4m	9m	8m	64 sqm
20	4.4m	9m	8m	64 sqm
21	4.4m	9m	8m	64 sqm
22	4.4m	9m	8m	64 sqm
23	4.8m	9.3m	9.4m	95 sqm
24	5.6m	9m	9.4m	99 sqm
25	5.6m	9m	9.4m	99 sqm
26				51 sqm
27				51 sqm
28				51 sqm
29	17m	10.5	11.5m	68 sqm
30				68 sqm
31				68 sqm
32	4.7m	9.5m	8m	75 sqm
33	4.4m	9m	8m	64 sqm
34	4.4m	9m	8m	64 sqm
35	4.4m	9m	8m	64 sqm
36	4.4m	9m	8m	64 sqm
37	4.4m	9m	8m	64 sqm
38	5.3m	8.2m	9.4m	98 sqm
39	6m	9m	9.4m	99 sqm
40	5.6m	9m	9.4m	99 sqm
41	5.6m	9m	9.4m	99 sqm
42	5.6m	9m	9.4m	99 sqm
43	5.6m	9m	9.4m	99 sqm
2 space cycle store	2.2m	1.2m	1.4m	
Bin Store 26-31	2.6m	3.5m	2m	
Bin store 9-12	0.88m	1.14m	1.2m	
Bin store 8, 40-43	1.68m	1.14m	1.2m	
Car port	5m	2.5m	3.8m	

*All dimensions for the maximum and minimum sizes of the dwellings. Landscape features are indicative for outline planning application purposes. Final details will be dealt with at reserved matters or a subsequent full planning application.



APPENDIX D: MICRODRAINAGE CALCULATIONS

Hampshire County Council		Page 1
Ashburton Court West	Meadowlands School	
The Castle	Disposal Site	
Winchester SO23 8UD	Preliminary Drainage Calcs	
Date 09th July 2011	Designed By R. Dooley	
File pipe storage.mdx	Checked By	
Micro Drainage	Network W.12.5	

STORM SEWER DESIGN by the Modified Rational Method

Design Criteria for Storm

Pipe Sizes STANDARD Manhole Sizes STANDARD

FSR Rainfall Model - England and Wales

Return Period (years)	1	Add Flow / Climate Change (%)	30
M5-60 (mm)	20.000	Minimum Backdrop Height (m)	0.200
Ratio R	0.400	Maximum Backdrop Height (m)	1.500
Maximum Rainfall (mm/hr)	50	Min Design Depth for Optimisation (m)	1.200
Foul Sewage (l/s/ha)	0.00	Min Vel for Auto Design only (m/s)	1.00
Volumetric Runoff Coeff.	0.750	Min Slope for Optimisation (1:X)	500

Designed with Level Soffits

Time Area Diagram for Storm

Time (mins)	Area (ha)	Time (mins)	Area (ha)
0-4	0.281	4-8	0.381

Total Area Contributing (ha) = 0.662

Total Pipe Volume (m³) = 149.242

Network Design Table for Storm

PN	Length (m)	Fall (m)	Slope (1:X)	Area (ha)	T.E. (mins)	DWF (l/s)	k (mm)	HYD SECT	DIA (mm)
1.000	32.080	0.160	200.5	0.662	5.00	0.0	0.600	o	1050
1.001	23.200	0.116	200.0	0.000	0.00	0.0	0.600	o	1050
1.002	39.900	0.100	399.0	0.000	0.00	0.0	0.600	o	1050
1.003	38.500	0.096	401.0	0.000	0.00	0.0	0.600	o	1050
1.004	33.200	0.083	400.0	0.000	0.00	0.0	0.600	o	1050
1.005	22.064	0.640	34.5	0.000	0.00	0.0	0.600	o	300

Network Results Table

PN	Rain (mm/hr)	T.C. (mins)	US/IL (m)	□ Area (ha)	□ DWF (l/s)	Foul (l/s)	Add Flow (l/s)	Vel (m/s)	Cap (l/s)	Flow (l/s)
1.000	50.00	5.22	61.855	0.662	0.0	0.0	26.9	2.43	2104.3	116.5
1.001	50.00	5.38	61.695	0.662	0.0	0.0	26.9	2.43	2107.0	116.5
1.002	50.00	5.77	61.579	0.662	0.0	0.0	26.9	1.72	1488.5	116.5
1.003	49.82	6.14	61.479	0.662	0.0	0.0	26.9	1.71	1484.7	116.5
1.004	48.61	6.46	61.383	0.662	0.0	0.0	26.9	1.72	1486.6	116.5
1.005	48.12	6.60	61.300	0.662	0.0	0.0	26.9	2.69	189.8	116.5

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Micro Drainage	Network W.12.5	

Network Design Table for Storm

PN	Length (m)	Fall (m)	Slope (1:X)	Area (ha)	T.E. (mins)	DWF (1/s)	k (mm)	HYD SECT	DIA (mm)
1.006	31.604	0.916	34.5	0.000	0.00	0.0	0.600	o	300
1.007	13.393	0.384	34.9	0.000	0.00	0.0	0.600	o	300

Network Results Table

PN	Rain (mm/hr)	T.C. (mins)	US/IL (m)	□ Area (ha)	□ DWF (1/s)	Foul (1/s)	Add Flow (1/s)	Vel (m/s)	Cap (1/s)	Flow (1/s)
1.006	47.43	6.80	60.660	0.662	0.0	0.0	26.9	2.69	189.8	116.5
1.007	47.14	6.88	59.744	0.662	0.0	0.0	26.9	2.67	188.8	116.5

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Manhole Schedules for Storm

MH Name	MH CL (m)	MH Depth (m)	MH Diam., L*W (mm)	PN	Pipe Out Invert Level (m)	Diameter (mm)	PN	Pipes In Invert Level (m)	Diameter (mm)	Backdrop (mm)
1	66.300	4.445	2400	1.000	61.855	1050				
2	66.200	4.505	2400	1.001	61.695	1050	1.000	61.695	1050	
3	65.460	3.881	2400	1.002	61.579	1050	1.001	61.579	1050	
4	64.550	3.071	2400	1.003	61.479	1050	1.002	61.479	1050	
5	64.250	2.867	2400	1.004	61.383	1050	1.003	61.383	1050	
6	64.000	2.700	2400	1.005	61.300	300	1.004	61.300	1050	
7	63.447	2.787	1200	1.006	60.660	300	1.005	60.660	300	
8	61.400	1.656	1050	1.007	59.744	300	1.006	59.744	300	
	61.000	1.640	225		OUTFALL		1.007	59.360	300	

Free Flowing Outfall Details for Storm

Outfall Pipe Number	Outfall Name	C. Level (m)	I. Level (m)	Min I. Level (m)	D, L (mm)	W (mm)
1.007		61.000	59.360	59.360	225	0

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Simulation Criteria for Storm

Volumetric Runoff Coeff	0.840	Foul Sewage per hectare (l/s)	0.000
PIMP (% impervious)	100	Additional Flow - % of Total Flow	30.000
Areal Reduction Factor	1.000	MADD Factor * 10m ³ /ha Storage	2.000
Hot Start (mins)	0	Run Time (mins)	120
Hot Start Level (mm)	0	Output Interval (mins)	2
Manhole Headloss Coeff (Global)	0.500		
Number of Input Hydrographs	0	Number of Storage Structures	0
Number of Online Controls	1	Number of Time/Area Diagrams	0
Number of Offline Controls	0		

Synthetic Rainfall Details

Rainfall Model	FSR	Profile Type	Winter
Return Period (years)	100	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	20.000	Storm Duration (mins)	60
Ratio R	0.400		

(CRITICAL STORM 60 MIN WINTER)

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Online Controls for Storm

Hydro-Brake® Manhole: 6, DS/PN: 1.005, Volume (m³): 38.9

Design Head (m) 2.500 Hydro-Brake® Type Md4 Invert Level (m) 61.300
Design Flow (l/s) 50.0 Diameter (mm) 202

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	4.4	1.200	34.9	3.000	55.1	7.000	84.1
0.200	17.1	1.400	37.6	3.500	59.5	7.500	87.1
0.300	30.4	1.600	40.2	4.000	63.6	8.000	89.9
0.400	36.4	1.800	42.7	4.500	67.5	8.500	92.7
0.500	35.2	2.000	45.0	5.000	71.1	9.000	95.4
0.600	32.1	2.200	47.2	5.500	74.6	9.500	98.0
0.800	30.2	2.400	49.3	6.000	77.9		
1.000	32.2	2.600	51.3	6.500	81.1		

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Summary of Results for 60 minute 100 year Winter (Storm)

Margin for Flood Risk Warning (mm) 300.0 DVD Status OFF
Analysis Timestep Fine Inertia Status OFF
DTS Status ON

PN	US/MH Name	Water Level (m)	Surcharged Depth (m)	Flooded Volume (m³)	Flow / Cap.	Overflow (l/s)	Pipe Flow (l/s)	Status
1.000	1	63.208	0.303	0.000	0.14	0.0	191.9	SURCHARGED
1.001	2	63.205	0.460	0.000	0.12	0.0	162.3	SURCHARGED
1.002	3	63.203	0.574	0.000	0.12	0.0	139.6	SURCHARGED
1.003	4	63.200	0.671	0.000	0.09	0.0	100.3	SURCHARGED
1.004	5	63.197	0.764	0.000	0.06	0.0	62.8	SURCHARGED
1.005	6	63.195	1.595	0.000	0.26	0.0	43.7	SURCHARGED
1.006	7	60.762	-0.198	0.000	0.25	0.0	43.7	OK
1.007	8	59.853	-0.192	0.000	0.28	0.0	43.7	OK

APPENDIX E:

SOUTHERN WATER CONSULTATIONS

Dooley, Robin

From: Simmons, Bill [Bill.Simmons@atkinsglobal.com]
Sent: 19 July 2011 08:33
To: Dooley, Robin
Subject: RE: Meadowlands

Robin,

No there will not be further comment from us until we have another application to respond to, ie planning, S106 connection or S104 adoption.

Whilst it is the case that the capacity check has been done and that your proposals will be acceptable if you meet the limitations set by it, you should also bear in mind that the response is not valid for longer than a year and that we cannot reserve any available capacity for any particular development. If, for any reason, your development is delayed for any length of time and another development takes place in the area before yours, there is a risk that capacity will used up.

Regards,

Bill Simmons

Development Coordinator

Water & Environment

Atkins Limited,
Anglo St James House, 39A Southgate Street,
Winchester, Hampshire SO23 9EH, England
Tel: +44 (0)1962-858688
Fax: +44 (0)1962-810296

Website: <http://www.atkinsglobal.com/water>

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From: Dooley, Robin [mailto:Robin.Dooley@hants.gov.uk]
Sent: 18 July 2011 16:44
To: Simmons, Bill
Cc: Thomas, Lee
Subject: RE: Meadowlands

Bill, Thankyou for taking the time to respond to my email.

I did receive the modellers updated response and I subsequently revised my draiange startegy to suit. Further to your last email - I was under the impression that we would receive at least a confirmation from the modellers that the revised connection points and discharge rates are now acceptable. Can I take it from your email below that we will not receive any further feedback regarding our proposals.

We should therefore market the site on the assumption that as we have followed the recommendations in your revised report, there shall be no further limitations placed on the surface water discharge. To confirm. We have limted the offsite flows to that of the existing pre development discharge rates and connected into the public sewer network in Woodcroft Lane.

I trust this will be satisfactory.

Kind Regards

Robin Dooley

From: Simmons, Bill [mailto:Bill.Simmons@atkinsglobal.com]

19/07/2011

Sent: 18 July 2011 16:07
To: Dooley, Robin
Cc: Ben, Jeanette; Nuttall, David
Subject: RE: Meadowlands
Importance: High

Robin

Meadowlands Junior School, Waterloooville – our reference SWS-CC-000763

Our modellers updated response was sent to you on 27 May 2011. Please advise if you have not received the updated report and I will send another copy.

Please also note that, as per my email to you dated 10 June 2011 (copy attached), it is not for me to comment on or review your drainage strategy. As stated in my email, I have forwarded your strategy to my colleague who deals with responses to planning consultations so that he is aware of it when he is consulted by the planners. If the strategy complies with the responses from the capacity check, my colleague will be able to respond positively to the consultation.

Regards,

Bill Simmons

Development Coordinator

Water & Environment

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From: Dooley, Robin [mailto:Robin.Dooley@hants.gov.uk]

Sent: 13 July 2011 10:08

To: Simmons, Bill

Cc: Thomas, Lee

Subject: Meadowlands

Bill,

Further to my email of last week. Can you please confirm that you have spoken to the modelling team and that we can expect some feedback soon. If this causes a problem please can you let me know.

At the moment the sale of the land has been put on hold pending the outcome of the drainage strategy. If it helps I am more than willing to arrange a meeting so that we can go through the drainage strategy for the site together. We are not asking for a formal approval more of an assurance that if we proceed on the basis of the report then there should be no objections or problems raised at a later date when the S104 application is submitted. This gives potential purchasers peace of mind that we have consulted with Southern Water and that what we propose is acceptable and has been mutually agreed.

I would be extremely grateful if this matter could be dealt with and brought to a close. I look forward to hearing from you.

Regards

Robin Dooley
Senior Engineer

19/07/2011

*Engineering Consultancy
Hampshire County Council
Capital House, 48-52 Andover Road
Winchester, SO23 7BH*

Tel: 01962-847201

Email : Robin.Dooley@hants.gov.uk

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Dooley, Robin

From: Simmons, Bill [Bill.Simmons@atkinsglobal.com]
Sent: 10 June 2011 09:41
To: Dooley, Robin
Subject: RE: SWS-CC-0007763 - Meadowlands Junior School, Waterlooville

Robin,

Thank you for the copy of your revised drainage strategy. However, it is not for me to review or comment upon it.

I will therefore forward the information to my colleague who deals with responses to planning consultations. Provided that the strategy shows that there will be no net increase in flows to the public sewers he will be able to give positive responses to the consultation.

Regards

Bill Simmons

Development Coordinator

Water & Environment

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From: Dooley, Robin [mailto:Robin.Dooley@hants.gov.uk]
Sent: 09 June 2011 11:53
To: Simmons, Bill
Cc: Thomas, Lee
Subject: RE: SWS-CC-0007763 - Meadowlands Junior School, Waterlooville

Bill,

I have revised our drainage strategy for the above site in line with your amended report. I have decided to re-use the existing connection in Woodcroft Lane and limit the offsite discharge rate to 50 l/s. The connection will need to be made further downstream to make the levels work but overall I consider this to be the most economically viable option. I have attached a copy of our amended report and would appreciate it if you could have a quick review and confirm you are happy with the principal of the drainage strategy. We will then be able to continue marketing the site. Once the site is sold the developer will enter into a S104 agreement and then the design will be subject to the usual technical approvals.

Kind Regards

Robin Dooley

From: Simmons, Bill [mailto:Bill.Simmons@atkinsglobal.com]
Sent: 27 May 2011 15:00
To: Dooley, Robin
Subject: SWS-CC-0007763 - Meadowlands Junior School, Waterlooville

19/07/2011

Robin,

I have now reviewed the modeller's comments and update regarding this site and I attach the revised response for your information. A hard copy will be put in the post.

You will see that the capacity check has been revised to cater for a flow out from the Eagle Avenue access to the site in accordance with the figure stated on your drainage strategy plan, drawing number 502728/001. Whilst I appreciate that you would like to design your on-site attenuation and storage design to suit the available capacity in the receiving sewer, the network modelling cannot predict a maximum available capacity. We can only input a desired flow rate and determine the effect that has on the downstream network. The modellers review is clear that there is no available spare capacity in the Eagle Avenue sewers without some additional work being carried out.

I am also aware that you have suggested that there should be no net increase in surface water entering the public network. Unfortunately, as our modellers have pointed out to me, that is only true for the wider network several hundred metres away from the proposed development. The current premises that are to be demolished appear to drain to the public sewers in Woodcroft Lane, whereas you suggest that your proposed development will discharge to sewers in Eagle Avenue. The two sub-catchments do not unite until some distance down Milton Road, near its junction with Oaklands Drive.

To cater for the additional flows into the Eagle Avenue sub-catchment, sewer improvements are required as outlined in the original Level 2 report dated 7 March 2011. With the lower discharge rate of 50 l/s similar sewer improvements are required although to a lesser degree as outlined in the revised report, as attached.

Alternatively, subject to the verified removal of an equivalent flow from the Woodcroft Lane sub-catchment by the demolition of the existing school, it will be possible to utilise the Woodcroft Lane/Milton Road sub-catchment for that flow. This could be achieved in either of two ways as indicated in the attached report, as follows:

1. By constructing a cross connecting sewer from manhole 7952 in Eagle Avenue to manhole 8952 in Milton Road, or
2. By directing the flows from the development site towards the existing point of connection in Woodcroft Lane

I trust that this now provides you with sufficient information to continue with your proposals, even though, as stated above, we are not able to give you a maximum available capacity to work you design to.

Regards,

Bill Simmons
Development Coordinator
Water & Environment

Atkins Limited,
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Dooley, Robin

From: Simmons, Bill [Bill.Simmons@atkinsglobal.com]
Sent: 27 May 2011 15:00
To: Dooley, Robin
Subject: SWS-CC-0007763 - Meadowlands Junior School, Waterloooville
Attachments: MeadowlandsSchool.pdf

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I am also aware that you have suggested that there should be no net increase in surface water entering the public network. Unfortunately, as our modellers have pointed out to me, that is only true for the wider network several hundred metres away from the proposed development. The current premises that are to be demolished appear to drain to the public sewers in Woodcroft Lane, whereas you suggest that your proposed development will discharge to sewers in Eagle Avenue. The two sub-catchments do not unite until some distance down Milton Road, near its junction with Oaklands Drive.

To cater for the additional flows into the Eagle Avenue sub-catchment, sewer improvements are required as outlined in the original Level 2 report dated 7 March 2011. With the lower discharge rate of 50 l/s similar sewer improvements are required although to a lesser degree as outlined in the revised report, as attached.

Alternatively, subject to the verified removal of an equivalent flow from the Woodcroft Lane sub-catchment by the demolition of the existing school, it will be possible to utilise the Woodcroft Lane/Milton Road sub-catchment for that flow. This could be achieved in either of two ways as indicated in the attached report, as follows:

1. By constructing a cross connecting sewer from manhole 7952 in Eagle Avenue to manhole 8952 in Milton Road, or
2. By directing the flows from the development site towards the existing point of connection in Woodcroft Lane

I trust that this now provides you with sufficient information to continue with your proposals, even though, as stated above, we are not able to give you a maximum available capacity to work you design to.

Regards,

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