DESIGN NOTE – Woodcroft Farm, Drainage Comments

TO:	Will Price (Savills)
CC:	Andy Lam, (Hilson Moran), Paul Bond (Hilson Moran), Mohan Sidhu, (Grainger)
FROM:	Ricky Thompson, Hilson Moran.
DATE:	15 August 2024.
PROJECT:	Woodcroft Farm, Waterlooville
SUBJECT:	Woodcroft Farm - Drainage Comments

In response to LLFA comments (55625_0003) dated 12 June 2024, where it is stated that "SuDS maintenance and water quality will require further details", HM comment as follows:

- The minimum flow controls used within the developed should be size above 50mm.
- In terms of maintenance of SuDs: It is intended that the SuDS will be compliant with the Non-statutory Technical Standards.

Anticipated maintenance will comprise the following:

- Periodic inspection of inlets, outlets, overflows, and vents for blockages or physical damage, and remediation as required;
- Monthly removal of debris from the site surface where it may make its way into the drainage system; Permeable Pavements: Annual sweep/clearance of permeable external surfaces if a permeable surfacing is installed; Clearing the silt bucket within the soakaways every 3 or so months to avoid blockages.

It is anticipated that maintenance for the above will be arranged and paid for by the owners of the development.

In response to LLFA comments (55625_0003) dated 12 June 2024, where it is stated that "Details and location of the nearest surface water sewer, and evidence of an agreed allowable discharge rate into the sewer", and Condition 1 and 2 of EA Letter (HA/2024/126105/01-L01) dated 30 July 2024.

HM comment as follows:

- A pre development enquiry has been made to Southern Water for Phase 3, however due to the fact that the nearest sewer with capacity for both foul and surface water is located directly to the south of the site (which has not been adopted as yet) within Phase 2.
- The details of the sewage pipe work layout and specifications including details of the discharge connection will be agreed between the developer of Phases 2 and 3 and will need to be linked to the S106 application made via Southern Water as appended to this document.

from
Southern Water

Rob Akerman
Mayer Brown Ltd
Nutcracker Barn
Ashwell Business Park
Ilminster
Somerset
TA19 9DX

Your ref

Our ref
DS_CPS-105397

Date
06/05/2020

Contact
Tel 0330 303 0119

Dear Mr Akerman,

Application to Connect to the Public Sewerage System - Section 106 Water Industry Act 1991. Location: Woodcroft Farm Residential Development, Woodcraft Lane, Waterlooville, Hampshire, PO8 9QA.

We refer to your recent application to connect to the public foul sewer at the above location. We are pleased to advise that your proposal, as shown on your drawing GTWCFARM/DR/10 Revision O dated 14/02/2020, is approved subject to:

This letter is for the purpose of approval to permit communication to be made to the public sewer, under S106 of the Water Industry Act 1991. It is to the means and mode of construction only.

S106 approval does not confirm that public sewer network capacity is available for the proposed development. Lack of such capacity is a material drainage matter for the Planning Authority to consider by way of appropriate Planning Conditions. The availability of capacity may be assessed through the Capacity Check process.

This letter should not be considered as approval by Southern Water to the discharge of any relevant Planning Conditions relating to drainage. This is a separate matter which will be reviewed under a consultation from the Planning Authority.

If connection is to be made through land under the ownership of other Parties, then you are advised to obtain the Landowners consent before carrying out any works.

In approving this application, it is assumed that you have obtained any necessary Building Regulations Approval and /or Highway Authority Road Opening License.

This approval is given based on the information provided in support of this application and the assumption of the final discharge point being to the public foul sewer. If this is different, then this approval becomes invalid.

If as noted above, there is any change in the approved connection point, then you must provide us with revised drawings and details and obtain our approval for the changes prior to the connection being made.

Please note that surface water must not communicate with the public foul sewers.

Connection to an existing manhole and the arrangement of pipe junctions within any manholes should be in accordance with Sewers for Adoption 7th edition and Southern Water guidance documentation.

We refer you to Southern Water Health and Safety Advisory that can be viewed in the Developer and Builders section of the Southern Water website as the link below:

southernwater.co.uk/developing-building/health-and-safety

This approval is given on the basis that you will review this Advisory and take the necessary actions concerning Health and Safety.

Please contact Mick Vince our Assistant Adoption Manager for this area on 07803 259227 giving at least 2 full working days' notice, in order for a mutually convenient date and time for the inspection of the works to be arranged.

Yours sincerely,

[redacted]

Ashley Marshman
Head of Business Channels
Business Channels