



SITE DRAINAGE

APP/17/00863 – CONDITION 8

HERITAGE BUILDINGS.

SOUTHLEIGH PARK HOUSE

Job No:	28473
Date:	22 nd August 2023
Status:	Rev 02
Checked:	CH

Introduction

Full planning permission was granted under APP/17/00863 and this statement has been prepared in answer to condition 8 which states;

“No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.”.

The drainage strategy is to retain, service and re-use the existing foul and rainwater system serving the legacy buildings installed around 2000 including the main 225mm diameter foul waste running to the existing point of connection at SU73077801. An extract from the report by Ardent Consulting Engineers submitted with the original approved application has correspondence from Southern Water on the capacity assessment confirming there is adequate capacity within the local sewerage network to accommodate the proposed foul flows.

The following drawings relate to the scope;

External Drainage Plan 28473-SITE-EDP-C

Prepared by:

Date: 22nd August 2023

Henry Carling
Head of Design

FSL Group
M4, Millennium Centre,
Crosby Way,
Farnham.
Surrey
GU9 7XX



Ardent Consulting Engineers
Suite 207
One Alie Street
Aldgate
London

E1 8DE

Job No	Date
160720	9/11/16
Director	
	

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Tel: **0330 303 0119**
Email: **developerservices@southernwater.co.uk**

Your Ref:

Our Ref:
CC-HANT-00474

Date:
7 November 2016

F.A.O: Millie Rickleton

Site: Southleigh Park House, Eastleigh Road, Havant. Hampshire. PO9 2PE

Dear Sirs,

Further to your recent application for a level 2 enquiry regarding the above development site.

FOUL WATER

Please find enclosed the capacity assessment recently undertaken for your proposed development site. As you are aware the owner or occupier of the premises or private sewer or drain must give the sewerage undertaker notice of the proposed works. Upon receipt of the notice the undertaker may, within 21 days, refuse to allow him to make the connection if it considers that the mode of construction or the condition of the connecting sewer or drain either does not satisfy the standards reasonably required by the undertaker, or is such that the making of the communication would be prejudicial to its sewerage system.

The right of refusal is limited to these criteria alone and the undertaker cannot refuse to allow the connection on the grounds that the sewerage system is inadequate to take the extra liquid that the connection will discharge into it. This is a matter that should be dealt with at the planning stage.

Yours faithfully



David Akehrst
Developer Services

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.



INFRASTRUCTURE ASSESSMENT FOR
FOUL DRAINAGE AT
SOUTHLEIGH PARK HOUSE
EASTLEIGH ROAD,
HAVANT,
HAMPSHIRE
PO92PE

7 NOVEMBER 2016

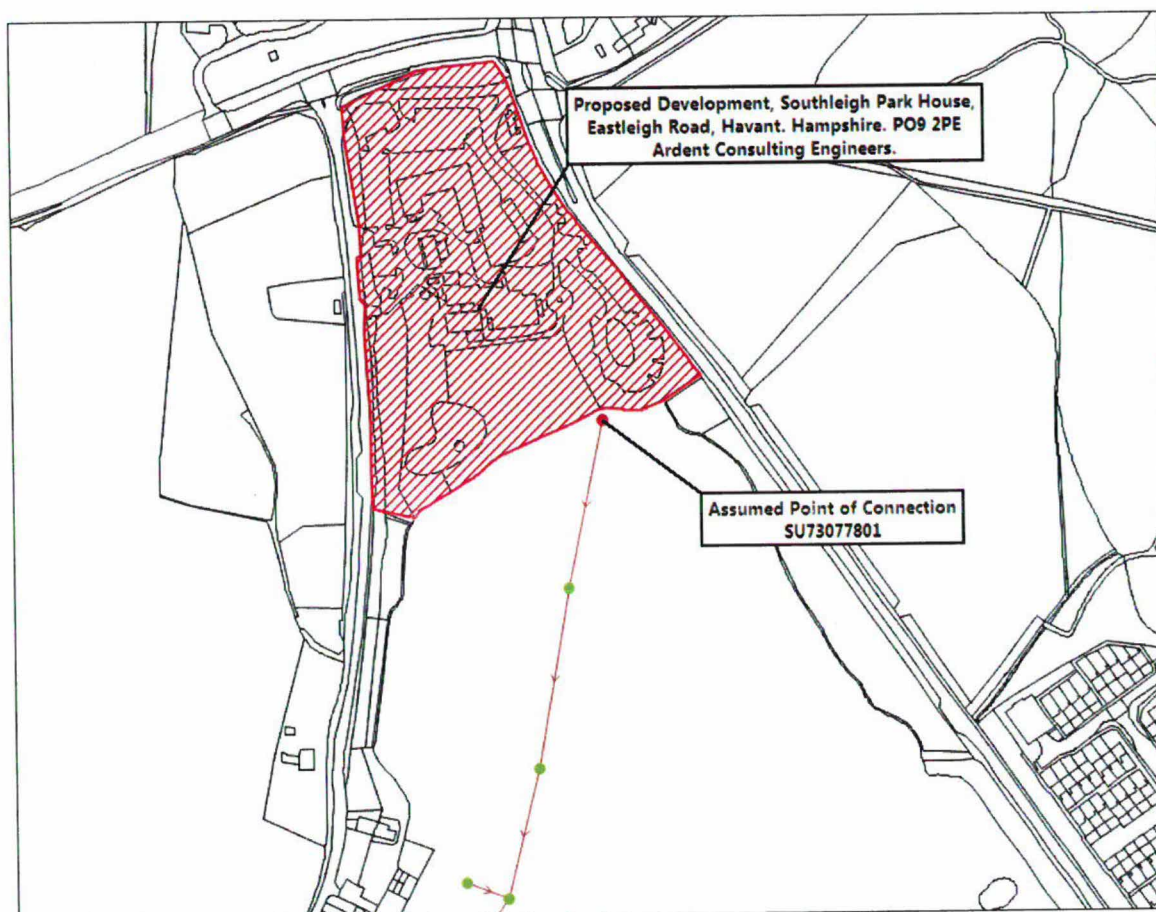
REQUESTED:
ARDENT CONSULTING ENGINEERS

Infrastructure Assessment for Foul Drainage at Southleigh Park House, Eastleigh Road, Havant. Hampshire. PO9 2PE

I. Development Details:

The proposal is to discharge foul flows to the local sewerage systems. The developer's preferred point of connection for the foul flows is at manhole SU73077801.

Figure 1 - Proposed Development - Foul Water System



Results:

Foul Water:

There is currently adequate capacity within the local sewerage network to accommodate the proposed foul flows at manhole reference SU73077801, off Eastleigh Road. The proposed development does not significantly increase flows to the local network and as a result existing properties and land should not be subject to a greater risk of flooding.

Section 98 of the Water Industry Act 1991 provides a legal mechanism through which the appropriate infrastructure can be requested (by the developer) and provided to drain a specific location.

Surface Water System:

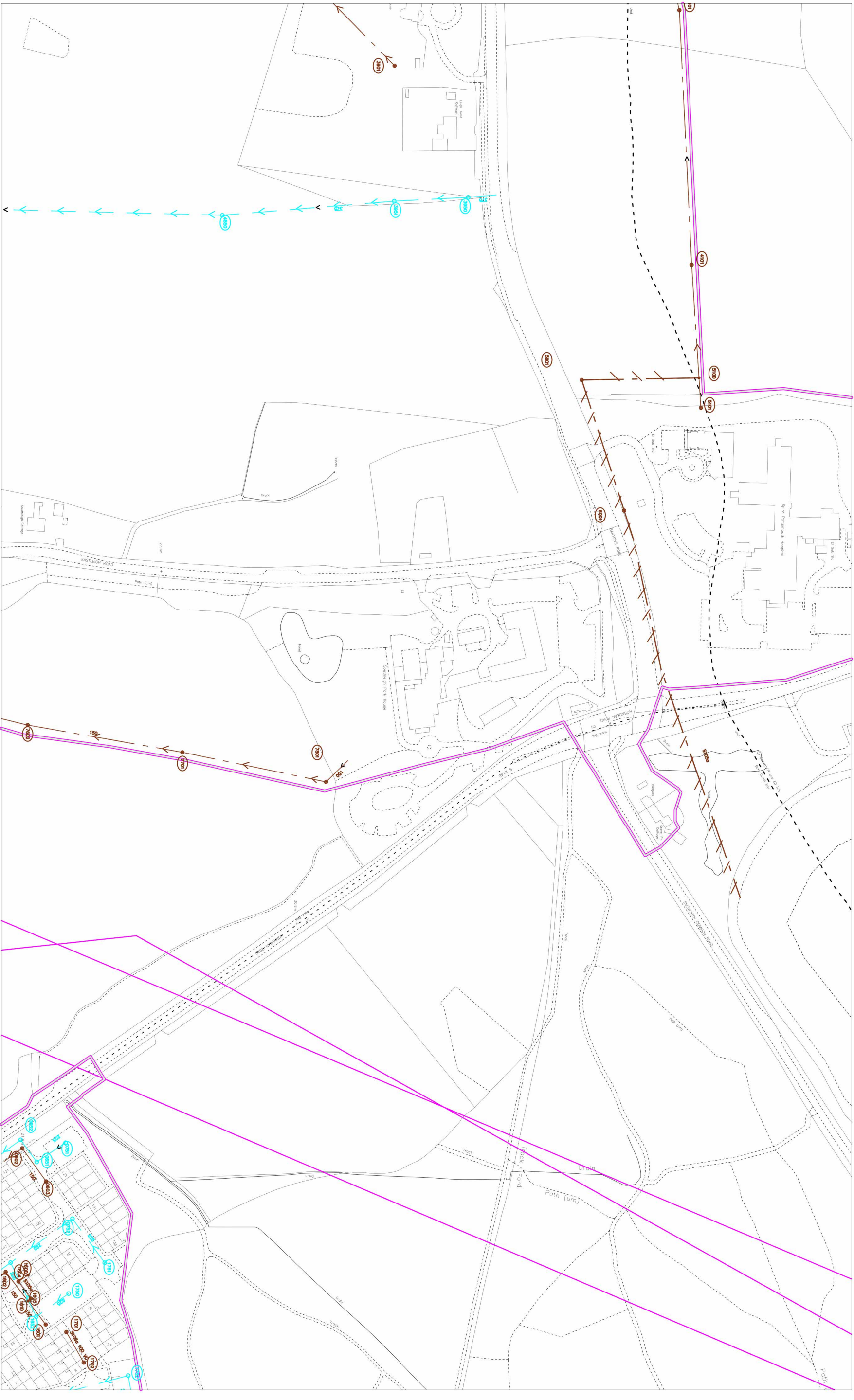
As a surface water capacity check has not been requested it is assumed that surface water will be disposed of by alternative means e.g. soakaway or any local drainage watercourses, subject to all interested parties' approval.

Before any connections are made, an application form needs to be completed and approved by Southern Water Services.

Please note: - The information provided above does not grant approval for any designs /drawings submitted for the capacity analysis. The results are an indicative hydraulic assessment and should not be used as a basis for design. The results quoted above are only valid for 12 months from the date of issue of this letter.

PUBLIC SEWER RECORD

108242



107664

O.S. REF.
SU7307NE
473258

Title: 216439_Southleigh Park House

Drawn by: spaceyk

Scale: 1:2500

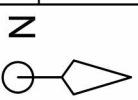
Date: 02/06/2016

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.

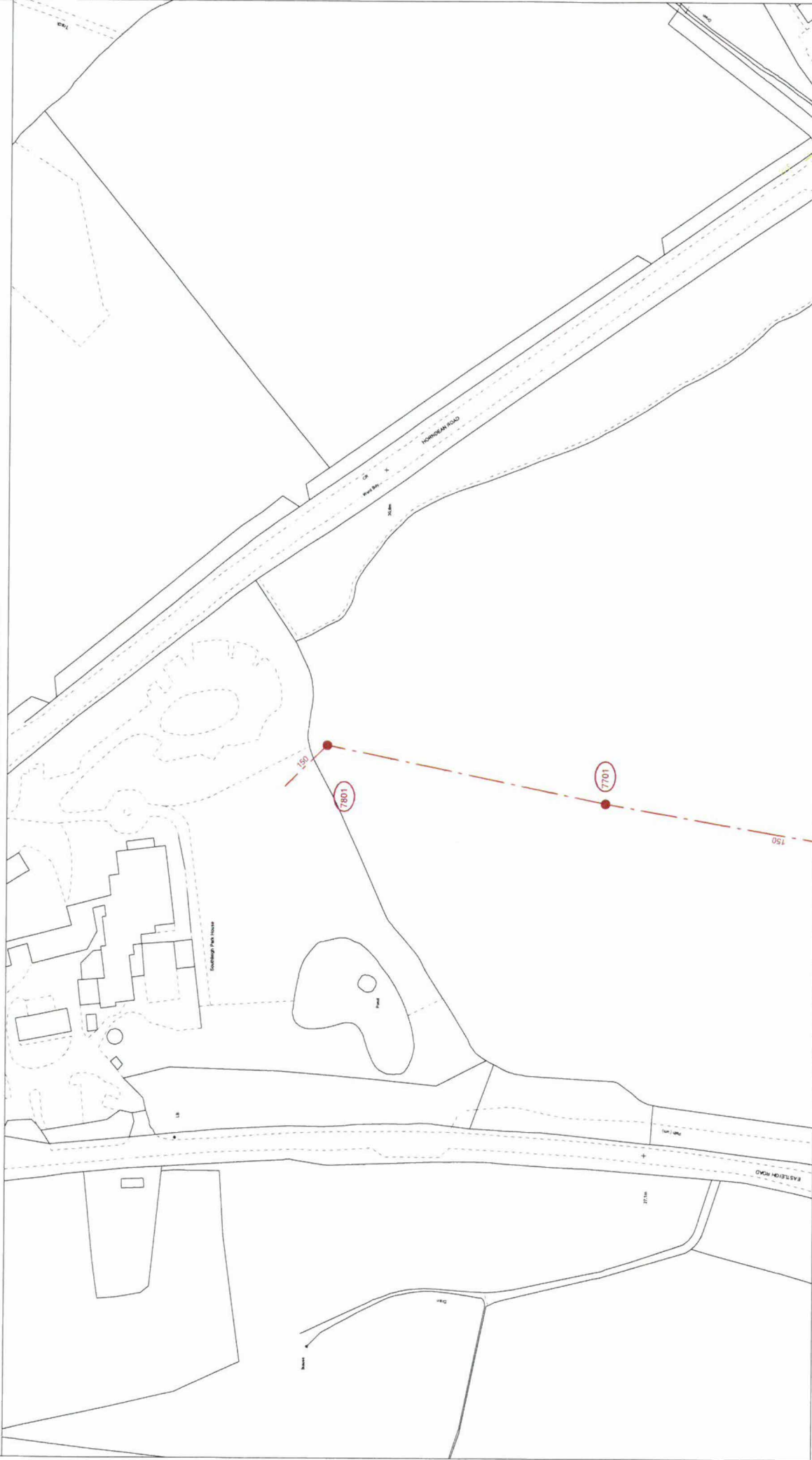
WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved
Licence No. WU 298630.



SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd and its subsidiaries do not warrant the accuracy. 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. W1 298539

O.S. REF: SU7307NE

Scale: 1:1250

Sewer Plot

WARNING: RAC pipes are constructed of Banded Asbestos Cement
WARNING: Unknown (UNK) materials may include Banded Asbestos Cement



Printed By: peachja

Southern Water MapGuide Browser

Requested By:
sewer record extract

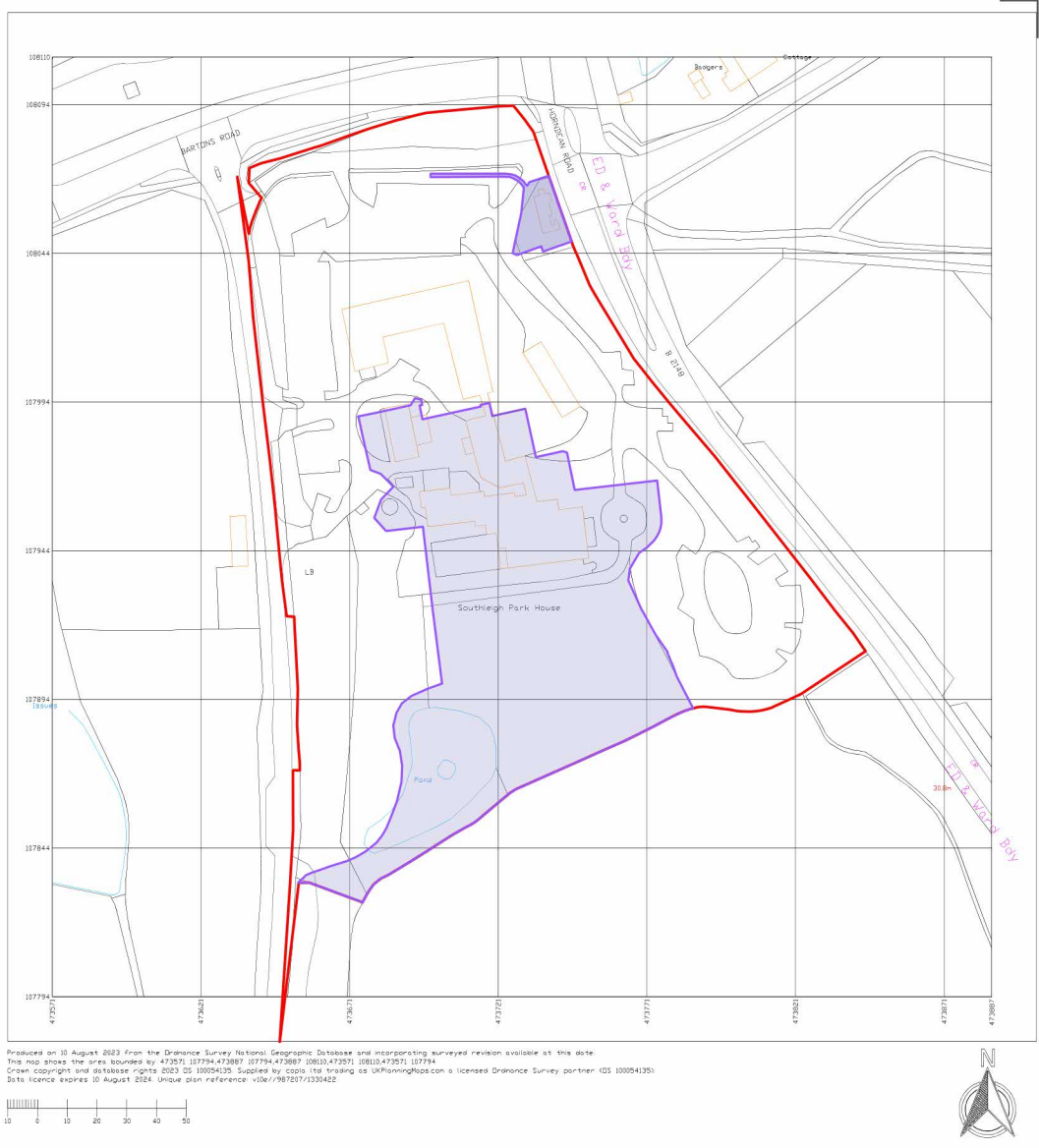
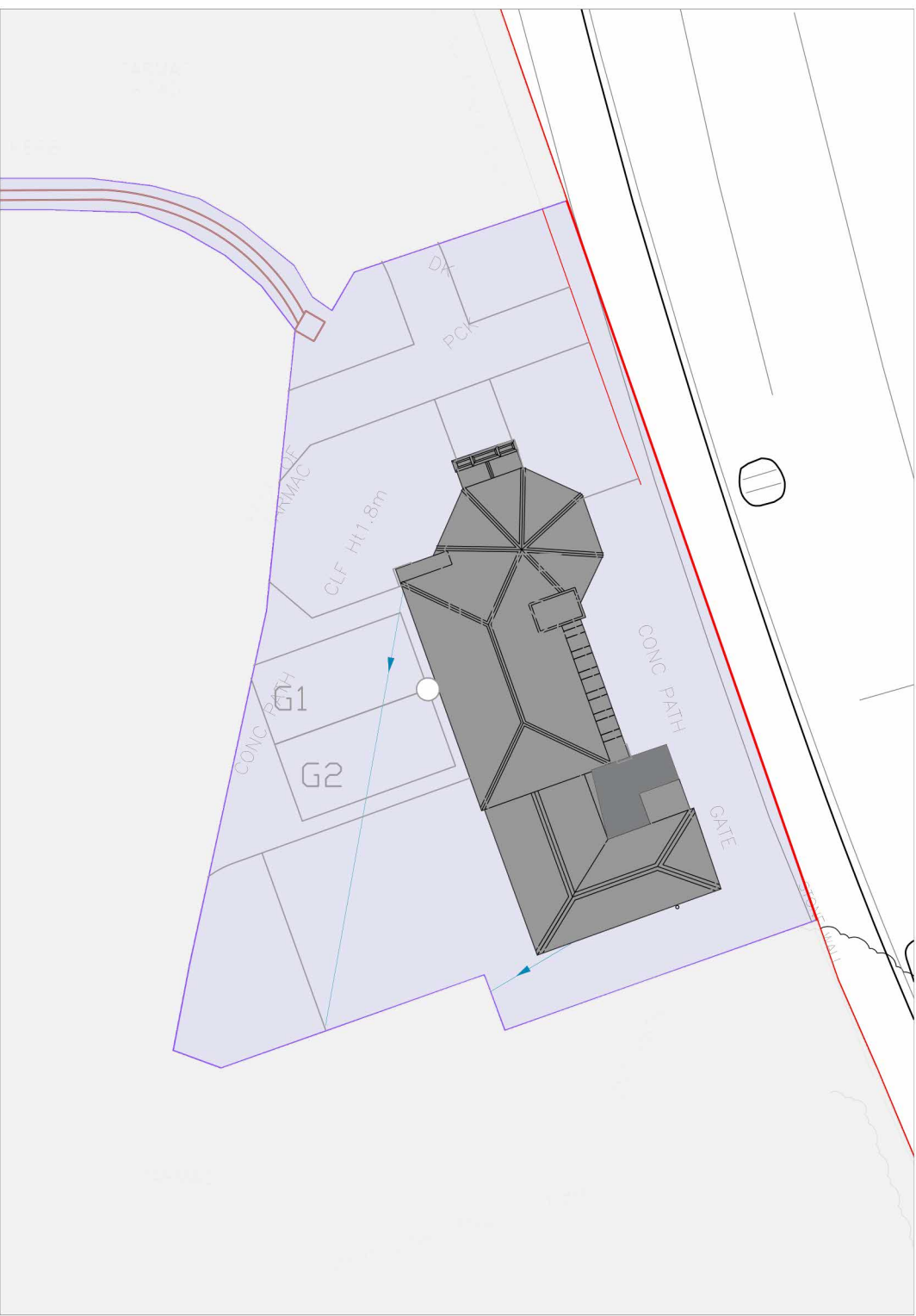


Date: 1-11-2016

SEWER RECORDS PAGE 2 OF 2

[illegible][illegible]

Drawn by:	spaceyk
Title:	216439_Southleigh Park House
Date:	02/06/2016
	



Site Location Plan
Scale : 1:2500 @ A1

External Drainage Layout Plan
Gate Lodge
Scale : 1:200 @ A1

SCALE BAR 1:200
0 5 10 15 20

DRAWING KEY	
	Site Boundary Line
	Application Boundary Line
	Application Area
	Entry point symbol showing entrance into unit.
	Existing ground level to be maintained.
	Manhole chamber
	Soil / Rainwater Pipe & Direction of fall Indicator

C	Minor amendments	HC	CMH	22.08.23
B	Planning Drawing First Issue	HC	CMH	10.08.23
Rev.	Description:	Drawn:	Checked:	Date:

Drawing Status:
FOR PLANNING APPROVAL
CONCEPT - TENDER - APPROVAL - CONTRACT - CONSTRUCTION - AS BUILT

M4, The Millennium Centre,
Crosby Way, Farnham
Surrey GU9 7XX
+44 (0)1252 745200
info@fsl-group.co.uk
www.fsl-group.co.uk

Client:	Site Address:
BARGATE HOMES	Southleigh Park House, Eastleigh Road, Havant, PO9 2PE

Floor & Drawing:
External Drainage Plan

Drawing Number:	28473	SITE	EDP	C
Project Number	Floor Level	Drawing Code	Revision	
Produced By:	CMH			
Creation Date:	10/08/23			
Scale:	SCALE VARS@ A1			

Drawing Notes: Figured dimensions only are to be taken from this drawing - DO NOT SCALE. Contractors must verify all dimensions prior to construction and any discrepancies are to be reported.Design © FSL Group

External Drainage Layout Plan
Scale : 1:200 @ A1