



20 October 2020

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FAO: Al Harris

Ref: 1946

**Re: Land to Rear 15-27 Horndean Road, Emsworth 19/00768**  
**Neighbours (no 27) comment on planning portal**

Dear Sirs

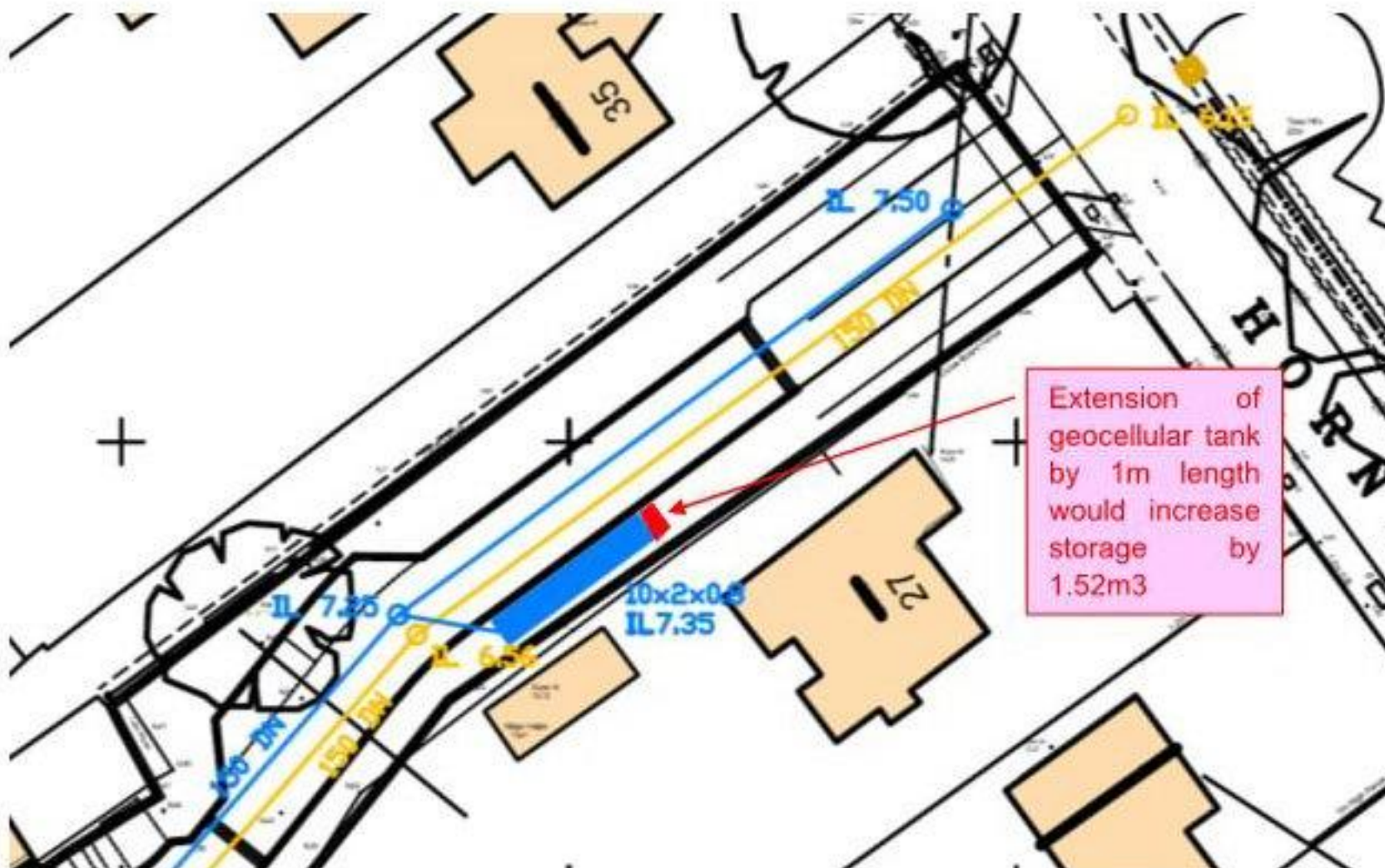
Further to the your emails in relation to the case officers enquiry in respect of the objection received from no 27:

*"I would like to draw your attention to the surface water drainage system that takes all the surface water from our bungalow. Three of our five soakaways are positioned within the strip of land that is earmarked for access to the proposed development. I think it would be reasonable to have an assurance from the developers that the integrity of our soakaways will not be compromised either during or after construction of the site. "*

I understand that you have been in contact with the land owner who has confirmed there are no legal rights for infrastructure on the application site to serve off site property.

I have looked on the Havant BC planning portal and note save for a recent conservatory there are no other planning applications for No 27. Given the age of the property then the surface water drainage for that property would be well in excess of 20 years old. Historical soakaway provision was by rule of thumb 1 cubic yard rubble filled soakaway. Having 5 soakaways would be highly unusual but may suggest 5 RWP outlets, each connected to 1 cubic yard rubble soakaways (1 cubic yard = 0.76m<sup>3</sup>). At the date of construction these would have provided no more than 35% void when new, so 3 x 1 cubic yard at 35% would give some 0.8m<sup>3</sup> of storage volume).

The development site drainage strategy is one of attenuation storage and discharge to the watercourse owing to the soil permeability being too low to support modern soakaway design standards. Part of the proposed development surface water storage is located adjacent to No 27 in the form of a 10 x 2 x 0.8m deep tanks of 95% voided geocellular crate construction. Increasing the length of this by 1m would increase the tank volume by 1 x 2 x 0.8 x 95% = 1.52m<sup>3</sup> which we would note is approximately double the as new condition volume 3 historic soakaways are considered to provide. We have illustrated this overleaf.



Whilst No 27 has no legal rights to drain onto the development site we understand that site land at the location in question was at one time owned by No 27 and was historically purchased from No 27. It would therefore seem that at the point of sale the then owner of No 27 failed to disclose the presence of any such soakaways and neglected to write any retained rights into the land sale. This is unfortunate for the current owner of No 27.

As the developer you have no legal liability to No 27 for such drainage. However as a gesture of good will 2 x 1 x 0.8m of geocellular storage (95% void) could be provided to serve any original discharge to the three alleged soakaways. We would recommend that such geocellular storage for this is discrete and then connects to the your own proposed tank via a flow control chamber with an orifice plate and would strongly recommend that No 27 has the maintenance responsibility for the discrete storage and orifice control chamber as the alternative to No 27 being bound into annual payment to the Estate Management Company for the maintenance services he would receive. The former approach would mean the estate residents in maintaining their own drainage inherently maintain downstream of connection from No 27, but No 27 is responsible for his own independent maintenance. We would note that No 27 clearly has inherently not undertaken any soakaway maintenance since the sale of the land and it is highly likely that any rubble soakaways that may be present have never been maintained since construction 20+ years ago. It is therefore likely that the current void content of any such soakaways is significantly less than the 35% at the time of construction ie the current storage would be well below 0.8m<sup>3</sup>.

Yours Sincerely

**Aqua Callidus Consulting Ltd**

**Andy Traves**