

Appendix 2 – Environment Agency Correspondence

Flood risk assessment data

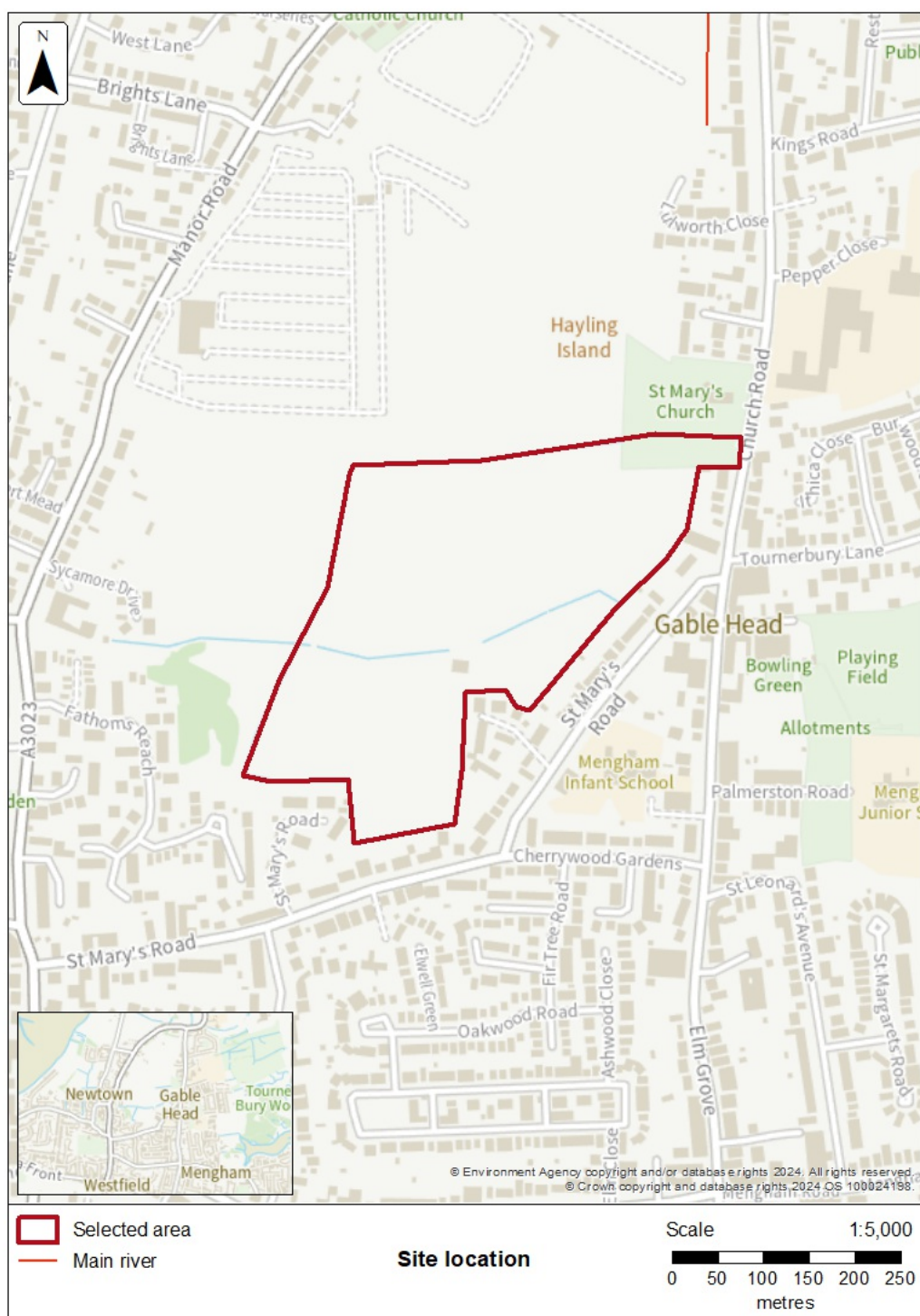
Location of site: 471932 / 99815 (shown as easting and northing coordinates)

Document created on: 24 January 2024

This information was previously known as a product 4.

Customer reference number: SSD/342982

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- historic flooding
- flood defences and attributes
- information to help you assess if there is a reduced flood risk from rivers and the sea because of defences
- modelled data
- climate change modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Surface water and other sources of flooding

Use the [long term flood risk service](#) to find out about the risk of flooding from:

- surface water
- ordinary watercourses
- reservoirs

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: Hayling Island 2018 - East Solent Model

Scenario(s): Defended tidal, defences removed tidal, defended climate change tidal, defences removed climate change tidal

Date: 1 July 2018

This model contains the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occurring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 1.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

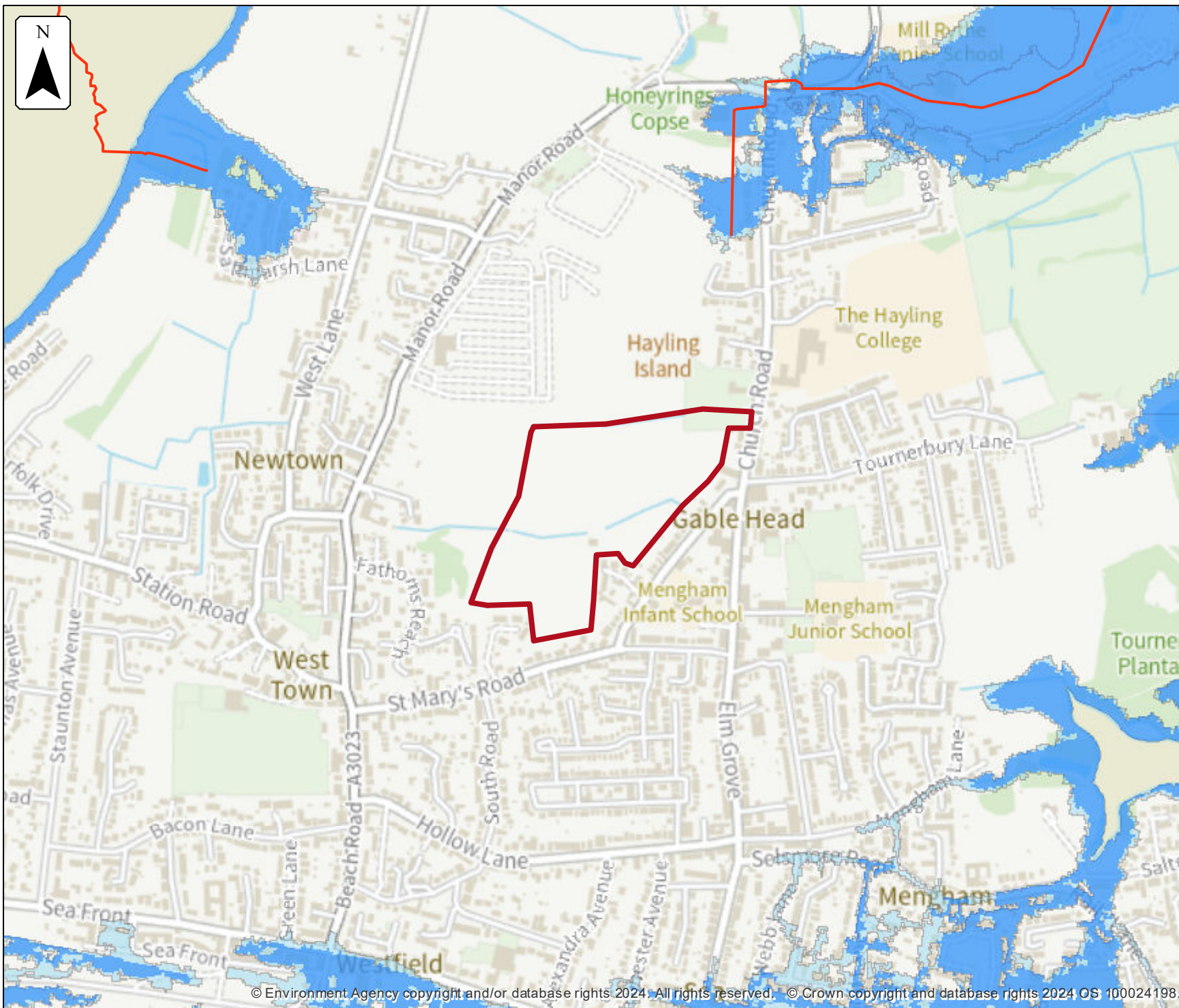
Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change

This data is updated on a quarterly basis as better data becomes available.



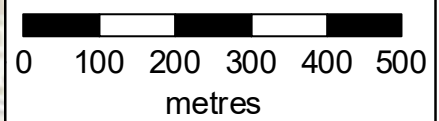
Flood map for planning

Location (easting/northing)
471932/99815

Scale
1:10,000

Created
23 Jan 2024

- Selected area
- Main river
- Flood zone 3
- Flood zone 2



© Environment Agency copyright and/or database rights 2024. All rights reserved. © Crown copyright and database rights 2024 OS 100024198.

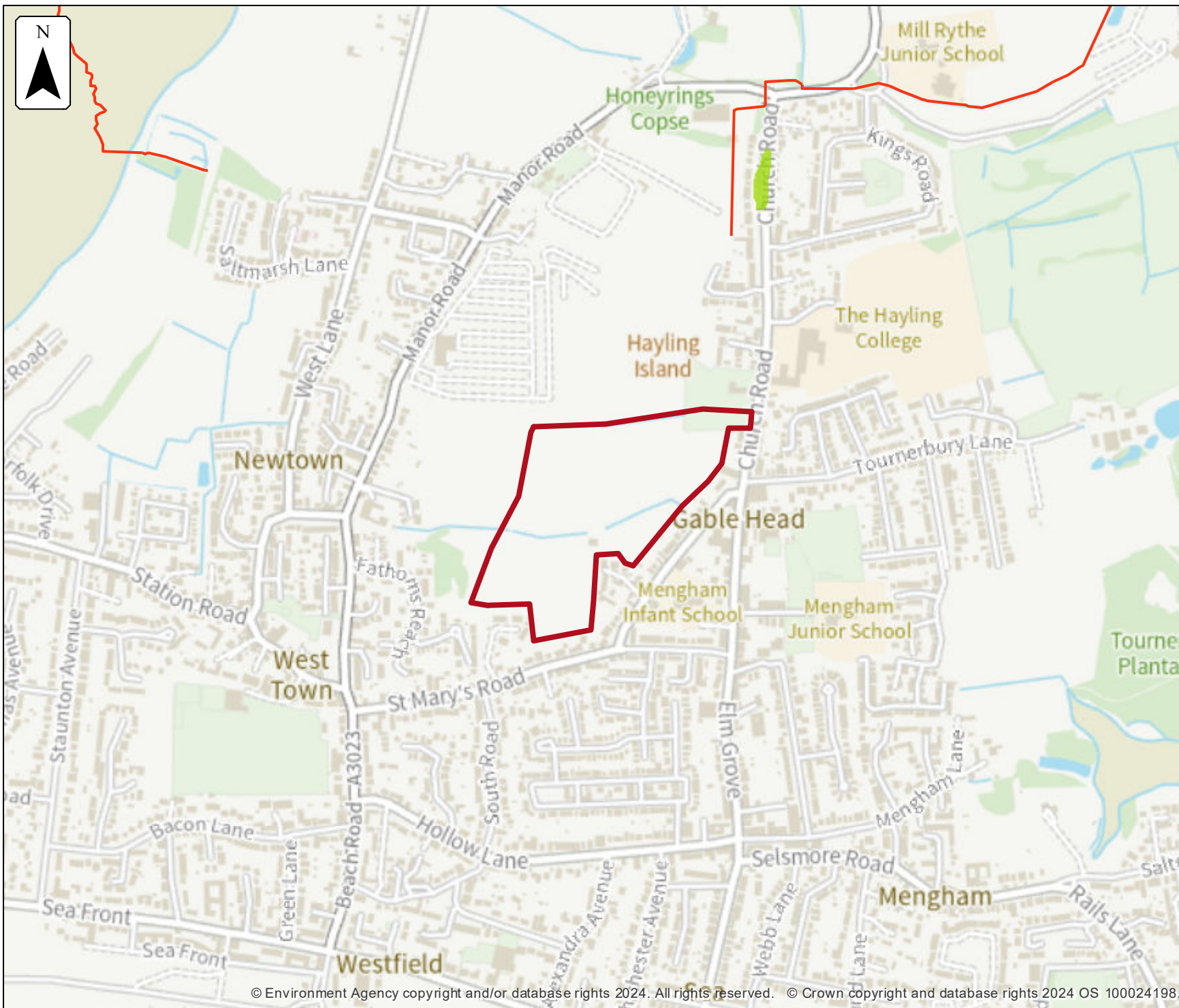
Historic flooding

This map is an indicative outline of areas that have previously flooded. Remember that:

- our records are incomplete, so the information here is based on the best available data
- it is possible not all properties within this area will have flooded
- other flooding may have occurred that we do not have records for
- flooding can come from a range of different sources - we can only supply flood risk data relating to flooding from rivers or the sea

You can also contact your Lead Local Flood Authority or Internal Drainage Board to see if they have other relevant local flood information. Please note that some areas do not have an Internal Drainage Board.

[Download recorded flood outlines in GIS format](#)



Historic flood map

Location (easting/northing)
471932/99815

Scale
1:10,000

Created
23 Jan 2024

 Selected area

 Main river

Date of flood event

 October, 2000



Historic flood event data

Start date	End date	Source of flood	Cause of flood	Affects location
30 October 2000	30 October 2000	unknown	unknown	No

Flood defences and attributes

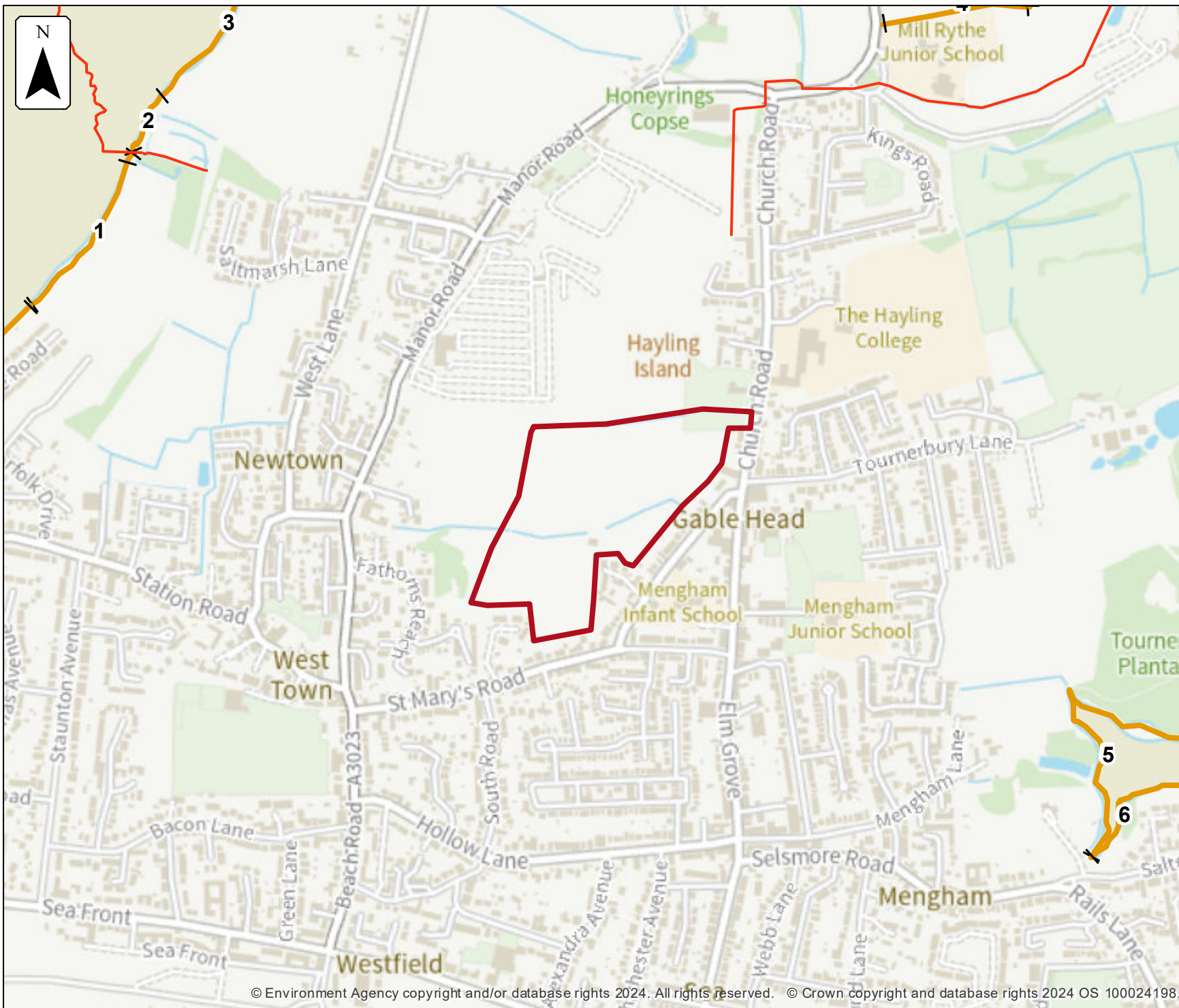
The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences, their condition and the standard of protection. It shows the height above sea level of the top of the flood defence (crest level). The height is in mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.

Use this information:

- to help you assess if there is a reduced flood risk for this location because of defences
- with any information in the modelled data section to find out the impact of defences on flood risk



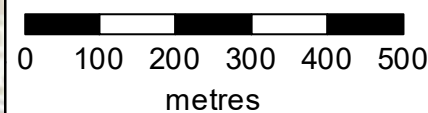
Flood defences

Location (easting/northing)
471932/99815

Scale
1:10,000

Created
23 Jan 2024

-  Selected area
-  Main river
-  Flood defence



Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	459738	Engineered High Ground					4.40
2	45739	Embankment	25	Fair	3.46	3.48	2.95
3	459642	Engineered High Ground					4.15
4	391996	Embankment		Fair	3.20	3.20	3.20
5	180014	Embankment	25				2.40
6	180015	Embankment	50				3.40

Any blank cells show where a particular value has not been recorded for an asset.

Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

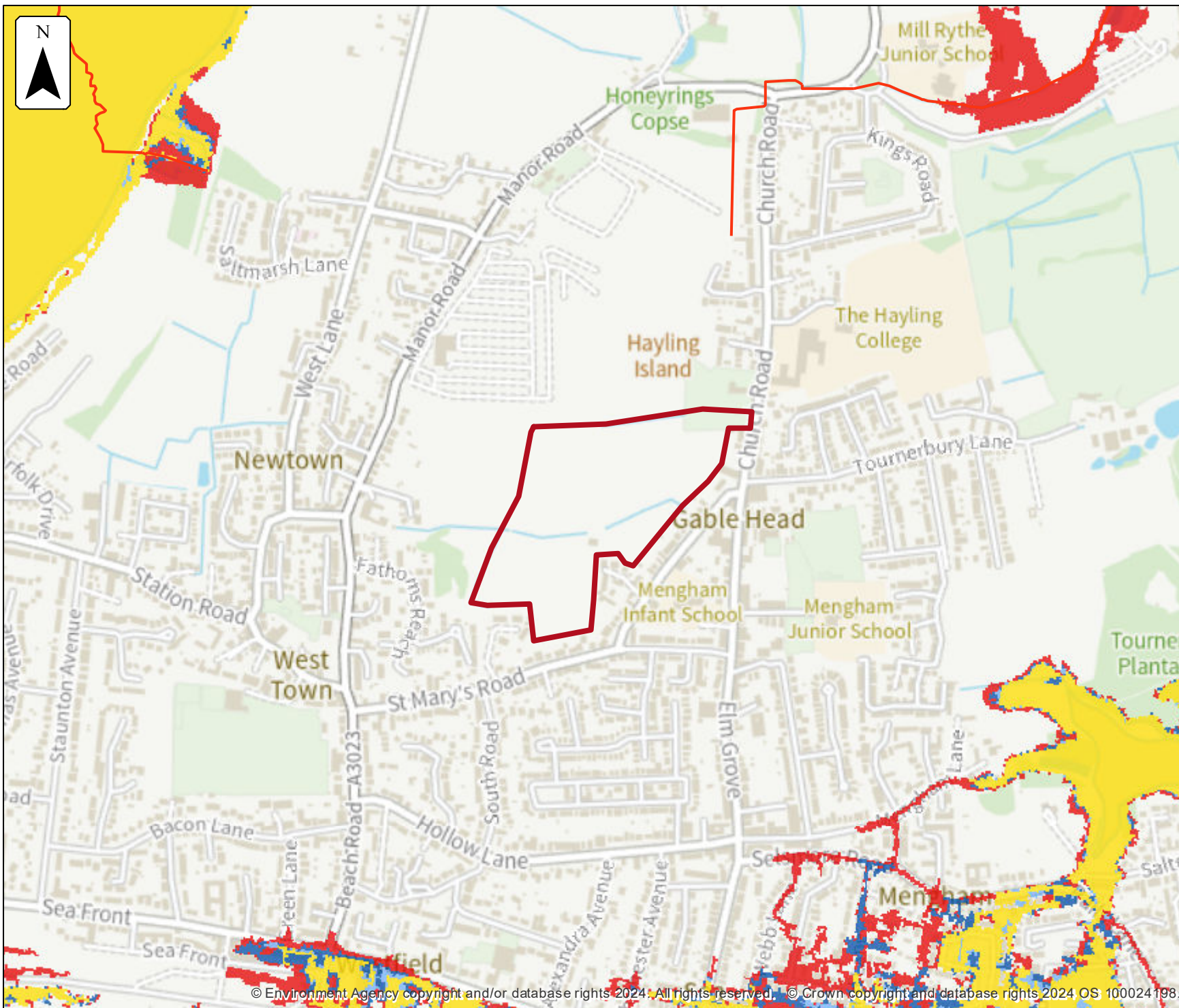
The climate change data included in the models may not include the latest [flood risk assessment climate change allowances](#). Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

Modelled scenarios

The following scenarios are included:

- Defended modelled tidal: risk of flooding from the sea where there are flood defences
- Defences removed modelled tidal: risk of flooding from the sea where flood defences have been removed
- Defended climate change modelled tidal: risk of flooding from the sea where there are flood defences, including estimated impact of climate change
- Defences removed climate change modelled tidal: risk of flooding from the sea where flood defences have been removed, including estimated impact of climate change



Defended modelled tidal extent

Location (easting/northing)
471932/99815

Scale Created
1:10,000 23 Jan 2024

Model name
**Hayling Island 2018
East Solent Model**

 Selected area

 Main river

Modelled flood extent

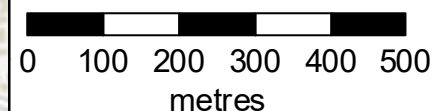
 1.33% AEP

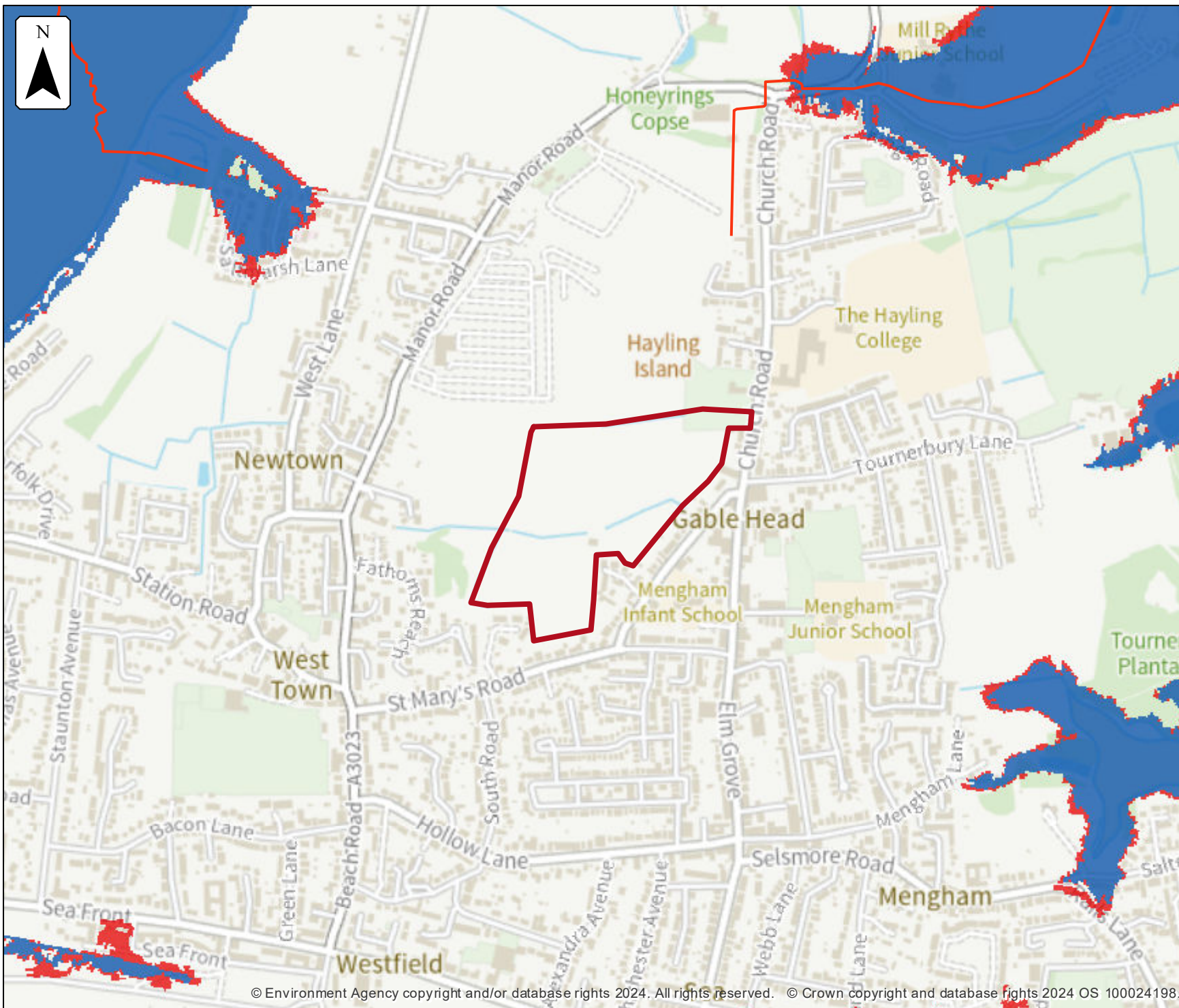
 1% AEP

 0.5% AEP

 0.1% AEP

Flood extents may not be
visible where they overlap
other return periods





Defences removed modelled tidal extent

Location (easting/northing)
471932/99815

Scale Created
1:10,000 23 Jan 2024

Model name
**Hayling Island 2018
East Solent Model**

 Selected area

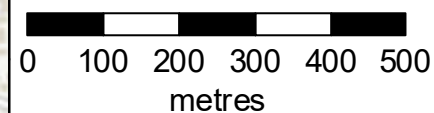
 Main river

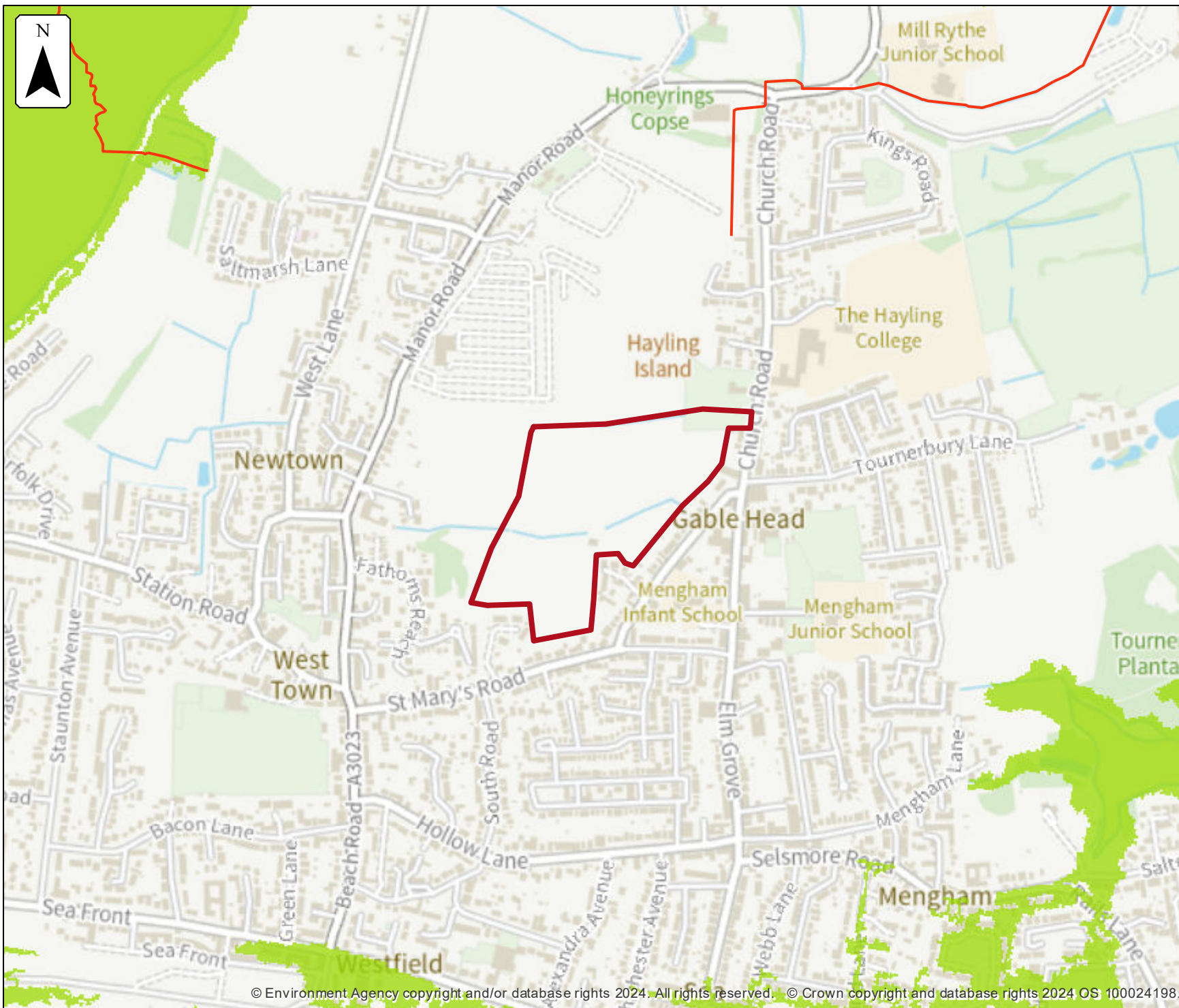
Modelled flood extent

 0.5% AEP

 0.1% AEP

Flood extents may not be
visible where they overlap
other return periods





Defended climate change modelled tidal extent

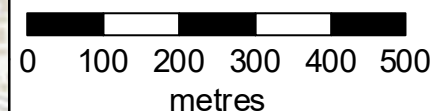
Location (easting/northing)
471932/99815

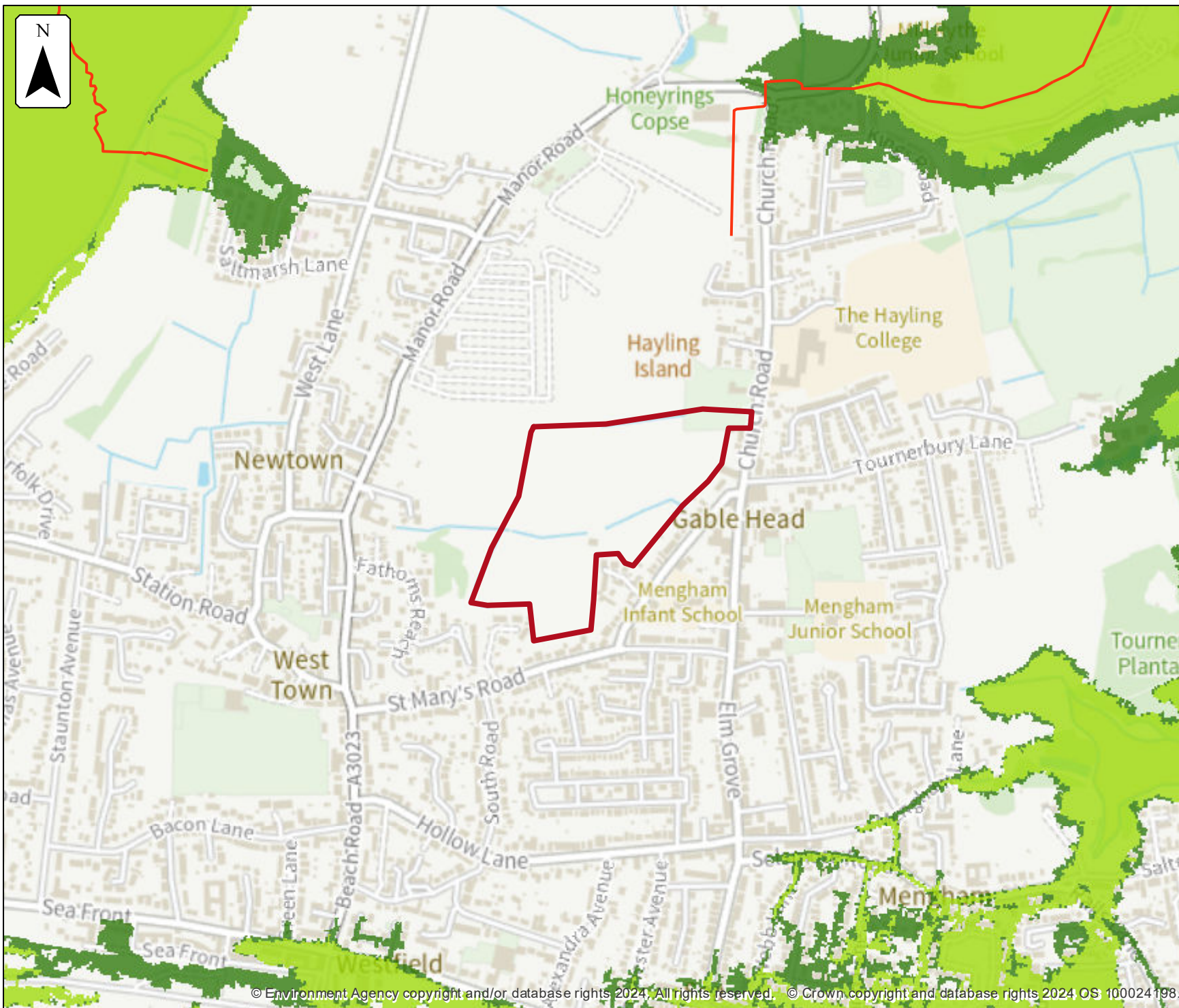
Scale Created
1:10,000 23 Jan 2024

Model name
**Hayling Island 2018
East Solent Model**

-  Selected area
-  Main river
- Modelled flood extent
 -  0.5% AEP (+90mm)

Flood extents may not be
visible where they overlap
other return periods





**Defended
climate change
modelled tidal extent**

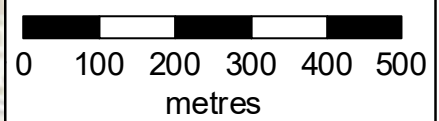
Location (easting/northing)
471932/99815

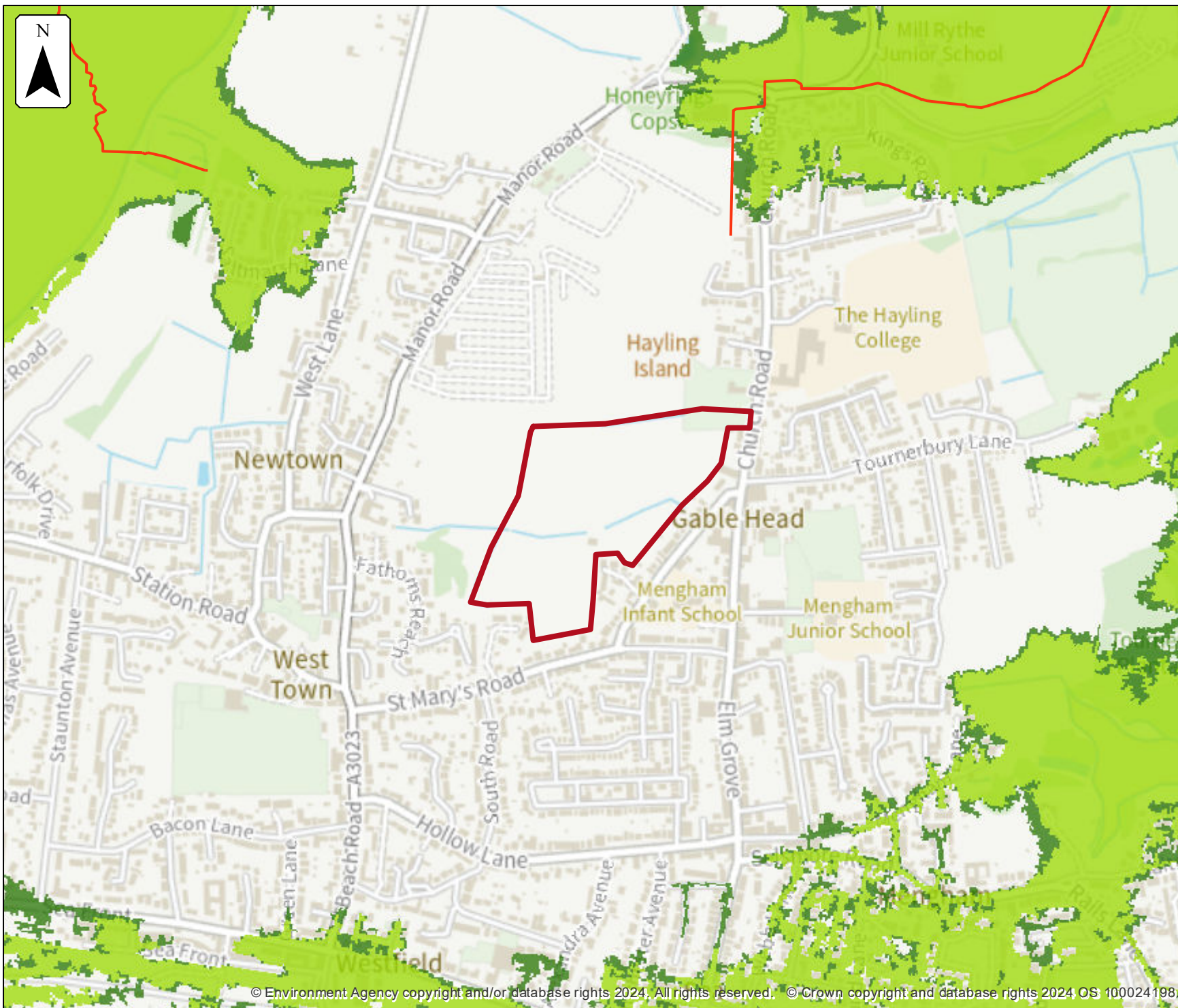
Scale Created
1:10,000 23 Jan 2024

Model name
**Hayling Island 2018
East Solent Model**

- Selected area
- Main river
- Modelled flood extent
 - 0.5% AEP (+320mm)
 - 0.1% AEP (+320mm)

Flood extents may not be visible where they overlap other return periods





Defended climate change modelled tidal extent

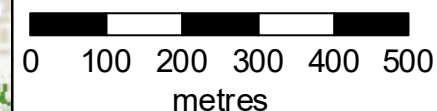
Location (easting/northing)
471932/99815

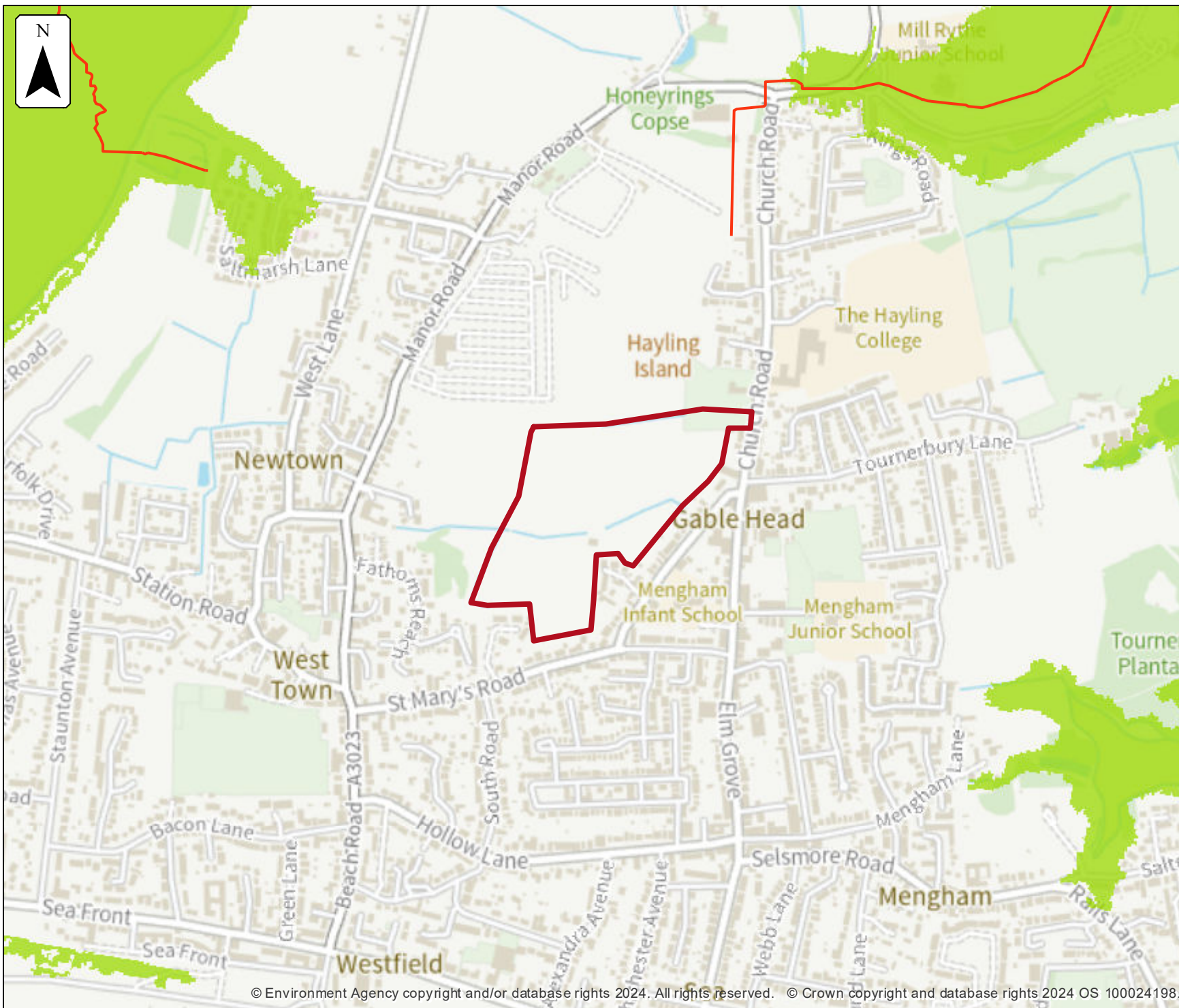
Scale Created
1:10,000 23 Jan 2024

Model name
**Hayling Island 2018
East Solent Model**

- Selected area
- Main river
- Modelled flood extent
 - 0.5% AEP (+744mm)
 - 0.1% AEP (+744mm)

Flood extents may not be
visible where they overlap
other return periods





Defences removed climate change modelled tidal extent

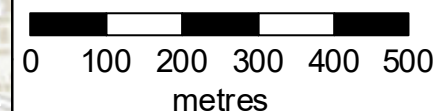
Location (easting/northing)
471932/99815

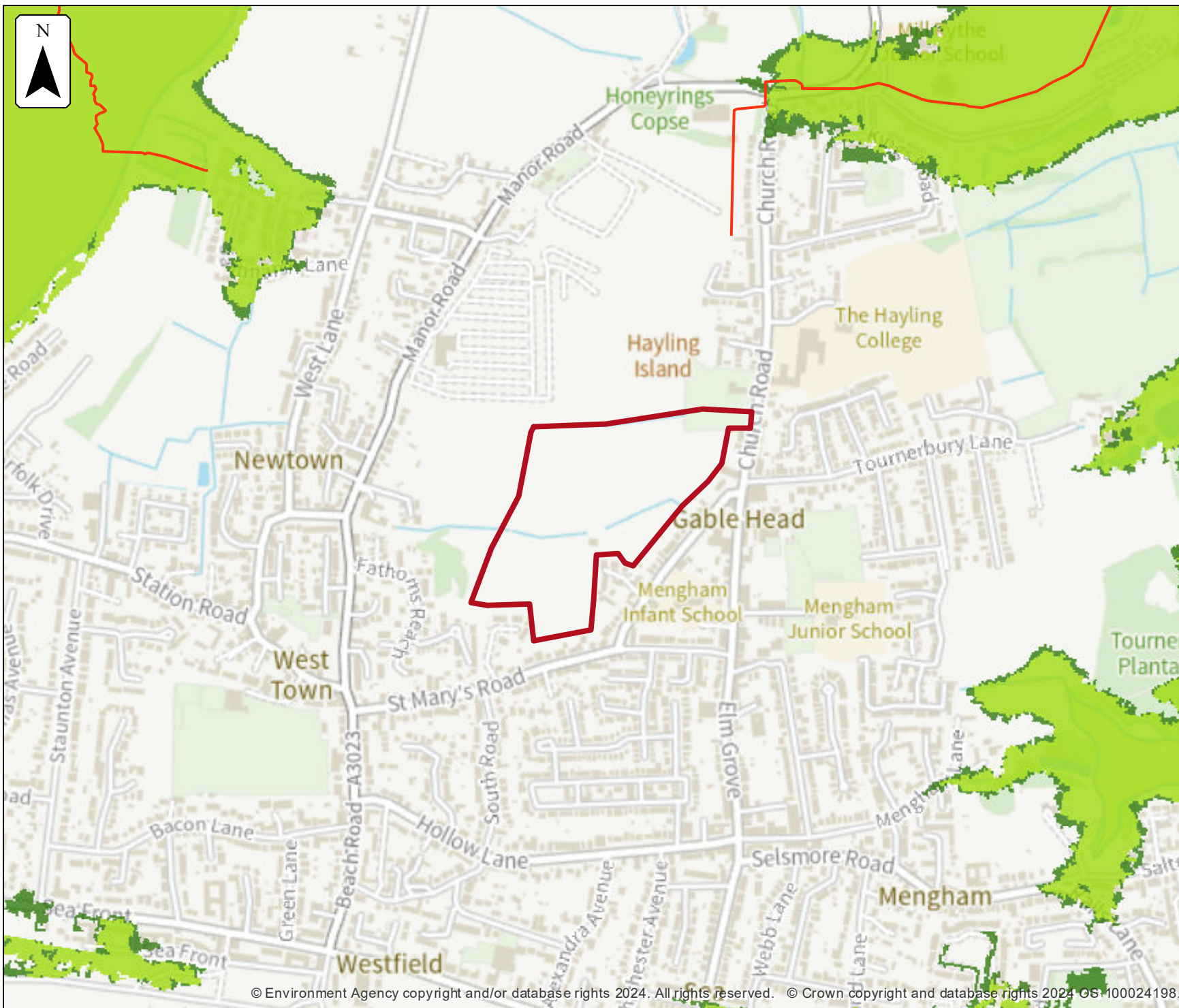
Scale Created
1:10,000 23 Jan 2024

Model name
**Hayling Island 2018
East Solent Model**

- Selected area
- Main river
- Modelled flood extent
- 0.5% AEP (+90mm)

Flood extents may not be
visible where they overlap
other return periods





Defences removed climate change modelled tidal extent

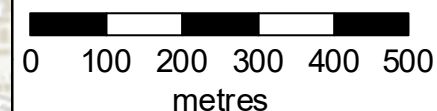
Location (easting/northing)
471932/99815

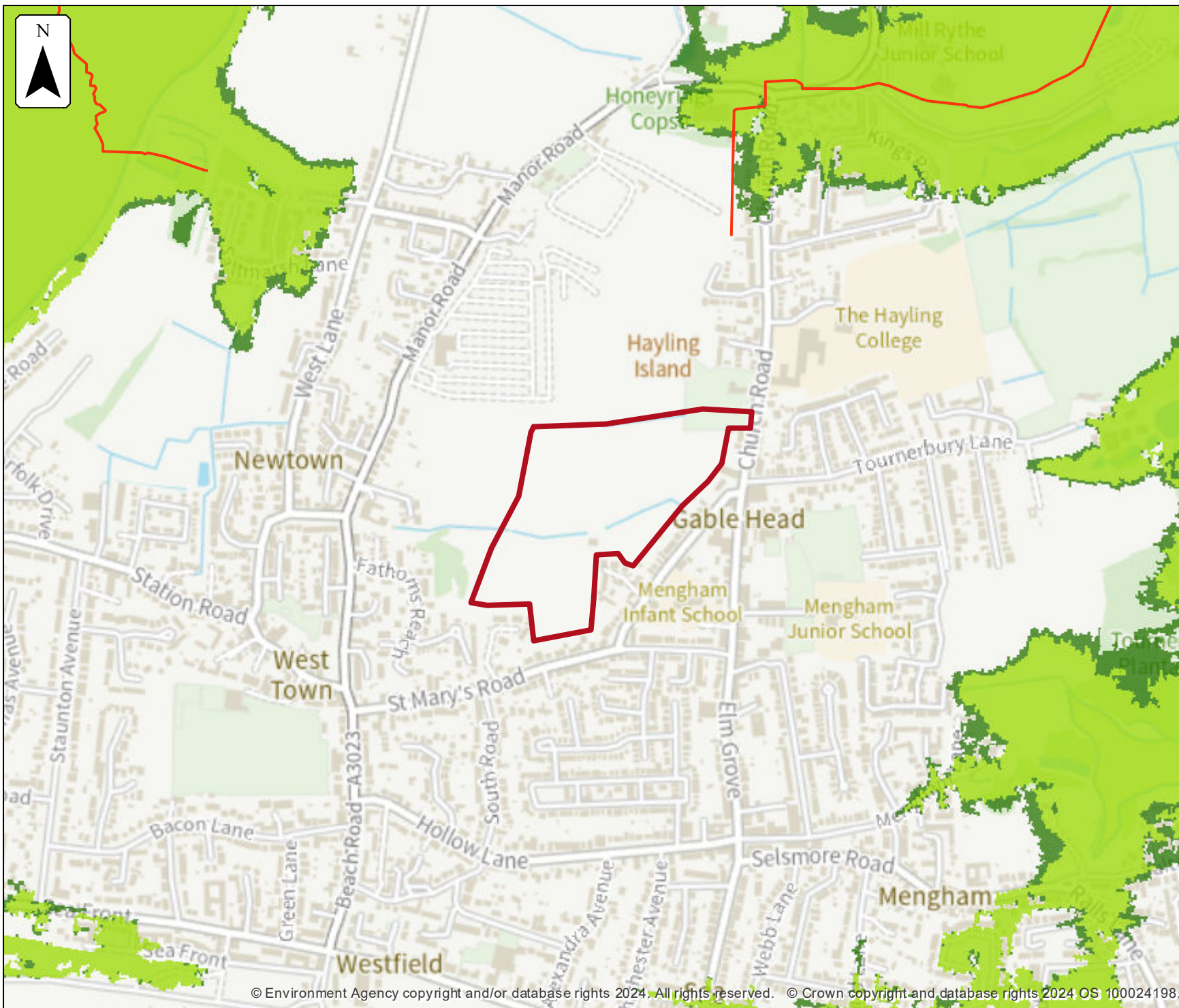
Scale Created
1:10,000 23 Jan 2024

Model name
**Hayling Island 2018
East Solent Model**

-  Selected area
-  Main river
- Modelled flood extent
 -  0.5% AEP (+320mm)
 -  0.1% AEP (+320mm)

Flood extents may not be
visible where they overlap
other return periods





**Defences removed
climate change
modelled tidal extent**

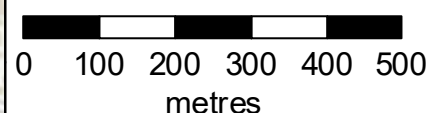
Location (easting/northing)
471932/99815

Scale Created
1:10,000 23 Jan 2024

Model name
**Hayling Island 2018
East Solent Model**

-  Selected area
-  Main river
- Modelled flood extent
 -  0.5% AEP (+744mm)
 -  0.1% AEP (+744mm)

Flood extents may not be
visible where they overlap
other return periods



Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

[Find out more about flood risk activity permits](#)

Help and advice

Contact the Solent and South Downs Environment Agency team at ssdenquiries@environment-agency.gov.uk for:

- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for

Appendix 3 – Hampshire County Council Correspondence

Dani Lister

From: FWM Statutory SWM Consultee mailbox <SWM.Consultee@hants.gov.uk>
Sent: 18 January 2024 13:44
To: Dani Lister
Subject: RE: SHF.1132.142 - FRA Consultation

Dear Dani

Thank you for your email.

I have reviewed the site on our systems and can find no additional records of flooding in the vicinity of the site.

For up-to-date surface water drainage advice, please refer to the guidance and checklist available at:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

Where ordinary watercourses exist on or adjacent to the site, it may be necessary to consider information here:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/changewatercourse>

Regards

Tom Callaway

Senior Flood and Water Management Project Officer
Flood and Water Management

thomas.callaway@hants.gov.uk
www.hants.gov.uk

From: Dani Lister <dani.lister@enzygo.com>
Sent: Thursday, January 18, 2024 12:36 PM
To: FWM Statutory SWM Consultee mailbox <SWM.Consultee@hants.gov.uk>
Subject: SHF.1132.142 - FRA Consultation

Caution: This is an external email and could contain malicious content. Do not open any links or attachments if you were not expecting them. If the e-mail looks suspicious, please report via the 'Report Phishing' Button found on your toolbar.

To whom it may concern,

Enzygo Ltd previously contacted you regarding the below Site and we were wondering if the attached information still stands. Site Description is below, and previous response is attached.

Our Reference: SHF.1132.142 – St. Mary's Road, Hayling Island

Location: Land off Mary's Road, Hayling Island, PO11 9DF [NGR: 471911, 099841]

To whom it may concern,

Introduction

We have been commissioned to undertake a Flood Risk Assessment [FRA] for a proposed full planning application for a residential development, located on land [11.81-hectares] off St. Mary's Road, Hayling Island, PO11 9DF.

Ordnance Survey mapping shows a network of land drains within the Site boundary ['ordinary watercourses']. One of these watercourses conveys flows west through the centre of the Site, another flows along the northern boundary and a third is along the southwestern boundary.

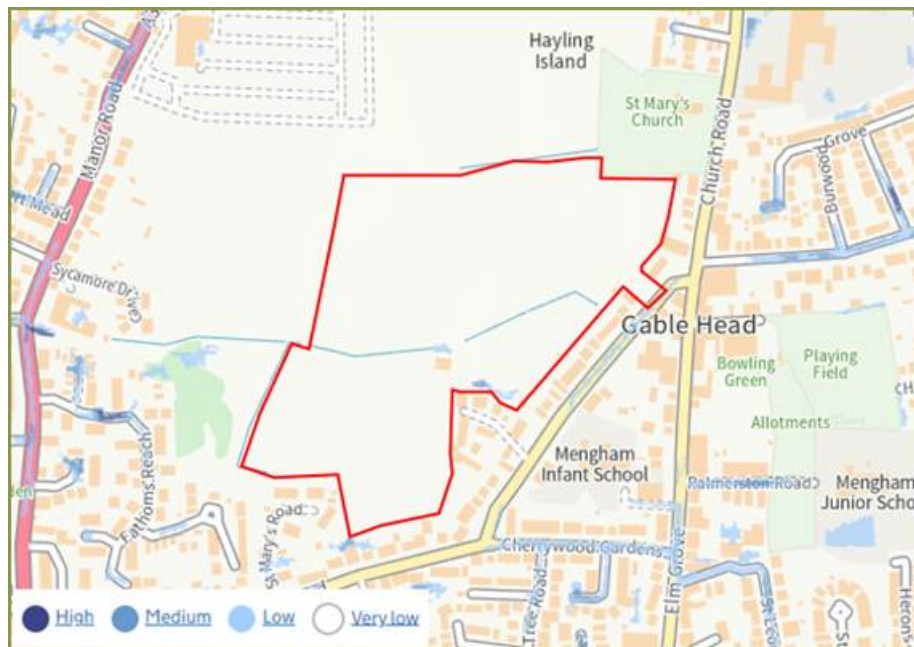
Environment Agency online mapping flood map [Figure 2] shows the Site is located in Flood Zone 1; which is land outside the 1 in 1000-year [0.1% Annual Exceedance Probability [AEP]] extent of fluvial [river] flooding, at 'low' risk.

Figure 1: Flood Map for Planning



Environment Agency online surface water mapping [Figure 2] shows the Site is mostly located outside the mapped extent of surface water flooding. There is a negligible amount of surface water ponding along the eastern boundary of the Site.

Figure 2: Surface Water Mapping



Data Request

Could you provide us with flooding data? In relation to the Site we would require clarification on the following points. Please note we are consulting with both the Environment Agency and Lead Local Flood Authority [LLFA].

Flood Risk

- Can you confirm the Flood Zone within the Site boundary as described above?
- Do you have any records of historic flooding events on this Site, either from fluvial, surface water, groundwater, sewers or infrastructure failure sources? If you are aware of historical flooding at the Site, can you please provide us with details of these historical flood events where it is available, including flood levels, estimated return periods, photographs, and other such data as may be relevant to our study?

Drainage

- Do you have any information on drainage within the Site and in the local area, including any known drainage problems?
- The proposal is for a development of a greenfield Site. Please could you indicate the maximum allowable discharge rate?
- What level of allowance for climate change would be required when considering surface water attenuation?
- Please can you also indicate to us whether you are aware of any relevant environmentally sensitive receptors [such as aquatic wildlife in receiving watercourses, etc.] in the area around the Site that we should be aware of when preparing the surface water drainage strategy?

Closure

We trust that the details presented herein are self-explanatory and clear. If, for any reason you should have any queries or comments, please do not hesitate to contact me.

Best Regards

Dani Lister BA (Hons), MA, GradCIWEM
Consultant Hydrologist

Phone: 0114 321 5151

Email: dani.lister@enzygo.com

Web: enzygo.com

Air Quality | Landscape | Hydrology | Permitting | Ecology | Geo-environmental | Noise | Transport | Planning | Arboriculture



**Enzygo Ltd, Enzygo GeoEnvironmental Ltd, Brown2Green Associates Ltd,
Offices in Bristol, Cardiff, Cambridge, Sheffield & Manchester**

Registered Office: Gresham House, 5-7 Pauls Street, Leeds, England, LS1 2JG
Registered in England & Wales registered number: 06525159 VAT number: 283 2596 77



At Enzygo Ltd we merit any and all comments received from our clients, take pride in providing an excellent service and place value on our ability to correct error. Should you wish to comment on any aspect of the service that I personally, or Enzygo Ltd as a whole, have given you, please reply through my e-mail address above, or email hello@enzygo.com (in confidence - if appropriate).

Please consider the environment before printing this email

This email is for the addressee only, is private and may contain privileged and confidential information. If delivered in error to you do not read, disclose, copy, or distribute its contents. Any action taken or omitted to be taken in reliance on is prohibited and unlawful. If received in error notify us immediately - call 0114 321 5151. Whilst we run anti-virus software on all emails we are not liable for any loss or damage and the recipient is advised to run their own anti-virus software

: +44 (0) 114 321 5151
: dani.lister@enzygo.com
: www.enzygo.com

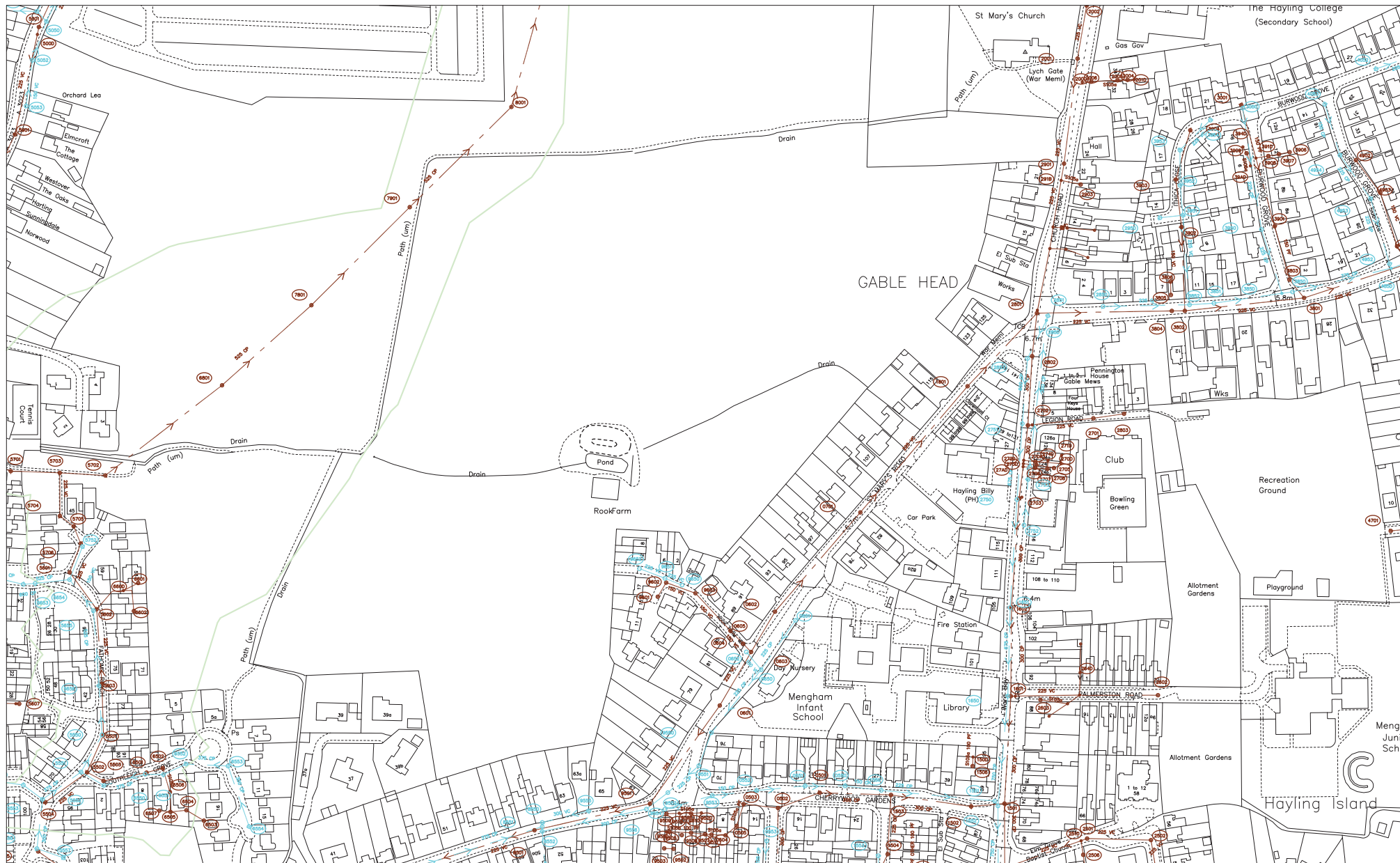
Registered Office: Gresham House, 5-7 St. Pauls Street, Leeds, England, LS1 2JG
Registered in England & Wales registered number: 06525159 VAT number: 283 259677

At Enzygo Ltd & Enzygo Geoenvironmental Ltd we merit any and all comments received from our clients, take pride in providing an excellent service and place value on our ability to correct error. Should you wish to comment on any aspect of the service that I personally, or Enzygo Ltd & Enzygo Geoenvironmental Ltd as a whole, have given you, please reply through my e-mail address above, or email hello@enzygo.com (in confidence - if appropriate).

Appendix 4 – Southern Water Correspondence

SEWER RECORDS PAGE 1 OF 2

100076



99498

471524

O.S. REF.

SZ7199NE

Title: Land off St Marys Road

Drawn by: mondaln

Scale: 1:2500

Date: 04/04/2016

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 298530.

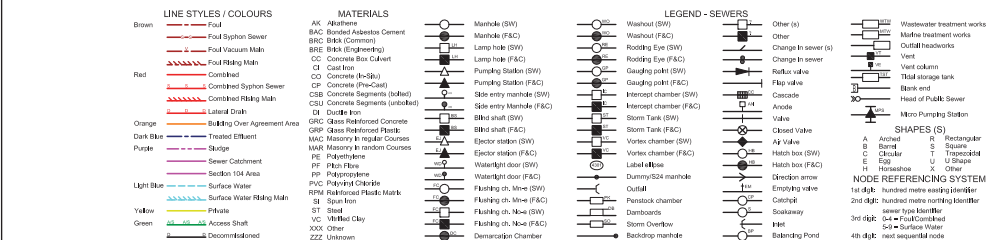


Southern Water

472466

SEWER RECORDS PAGE 2 OF 2

Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape
0501X	6.33	4.16	300	CP	CIRC	2752X	6.88	5.96	225	VC	CIRC	5053X	5.84	5.05	150	VC	CIRC	9552X	6.32	5.48	225	CP	CIRC
0502X	6.24	4.28	300	CP	CIRC	2753X	6.98	5.73	300	CP	CIRC	5501X	7.16	5.53	225	VC	CIRC	9553X	6.36	5.65	150	CP	CIRC
0503X	6.27	4.47	225	CP	CIRC	27ADX			300	CP	CIRC	5502X	7.29	5.67	225	VC	CIRC	9554X	6.327		150	CP	CIRC
0504X			UNKN	PF	CIRC	2801Y	6.81	4.27	225	VC	CIRC	5503X	7.32	5.81	150	VC	CIRC	9555X	6.36	5.23	300	VC	CIRC
0505X			UNKN	PF	CIRC	2801X	6.81	4.22	300	CP	CIRC	5504X	7.29	5.92	225	VC	CIRC	9556X	6.38	5.4	300	CP	CIRC
0550X	6.35	5.34	150	CP	CIRC	2802X	6.78		300	CP	CIRC	5505X	7.01	5.65	150	VC	CIRC	9601X	7.555		150	VC	CIRC
0551X	6.39	5.45	150	CP	CIRC	2803X	6.44	4.96	225	VC	CIRC	5550X	7.15	4.52	525	CP	CIRC	9602X	7.526		150	VC	CIRC
0552X	6.37	5.57	150	CP	CIRC	2850X	6.22	4.8	225	CP	CIRC	5551X	7.26	4.61	525	CP	CIRC	9603Y	7.062		150	VC	CIRC
0553X	6.34	5.46	225	CP	CIRC	2851X	6.74	5.18	600	CP	CIRC	5552X	7.36	4.82	375	CP	CIRC	9603X	7.062	5.747	150	VC	CIRC
0601X	6.49	4.9	225	VC	CIRC	2853X	6.76	5	600	CP	CIRC	5553X	7.32	4.74	375	CP	CIRC	9650X	7.544	6.46	225	VC	CIRC
0602X	6.75	5.75	225	VC	CIRC	285DX			600	CP	CIRC	5555X	7.25	5.04	225	VC	CIRC	9651X	7.537	6.401	225	VC	CIRC
0602Y	6.75	5.75	225	VC	CIRC	2901X	7.28		225	VC	CIRC	5556X	7.01	4.87	300	CP	CIRC						
0603X	6.693		225	VC	CIRC	2902X			UNKN	UNKN	CIRC	5557X	7.01	5.13	300	CP	CIRC						
0605X	6.693	5.522	150	VC	CIRC	2903X			UNKN	UNKN	CIRC	5601X	6.35	5.02	225	VC	CIRC						
0650X	6.781	5.76	225	CP	CIRC	2905X			UNKN	UNKN	CIRC	5602X	6.76	5.18	225	VC	CIRC						
0651X	6.85	6.06	225	CP	CIRC	290DX			UNKN	UNKN	CIRC	5603X	6.92	5.43	225	VC	CIRC						
0652X	6.589	6.18	150	VC	CIRC	291BX			225	VC	CIRC	5607X			225	UNKN	CIRC						
0701X	6.67	4.88	225	VC	CIRC	291DX			225	VC	CIRC	5651X	6.18	3.6	675	CP	CIRC						
1501X	6.17	3.12	300	CP	CIRC	292DX			UNKN	UNKN	CIRC	5653X	6.15	3.67	600	CP	CIRC						
1502X	6.2	3.57	300	CP	CIRC	293DX			UNKN	UNKN	CIRC	5654X	6.33	4.19	525	CP	CIRC						
1503X	6.28	3.96	300	CP	CIRC	294DX			225	VC	CIRC	5655X	6.71	4.21	525	CP	CIRC						
1504X	6.22	4.25	225	CP	CIRC	2950X	6.17	4.75	225	VC	CIRC	5656X	6.92	4.36	525	CP	CIRC						
150DX			100	PF	CIRC	3001X	6.87	5.13	150	PF	CIRC	5701X	6.27	4.31	525	CP	CIRC						
1550X	6.34	5.25	225	CP	CIRC	3050X	6.9	5.76	225	CP	CIRC	5702X	6.61	4.13	525	CP	CIRC						
1551X	6.24	4.67	225	CP	CIRC	3801X	5.95	3.67	225	VC	CIRC	5703X	6.48	4.24	525	CP	CIRC						
1552X	6.17	3.92	750	CP	CIRC	3802X	5.89	3.99	225	VC	CIRC	5704X	6.61	4.81	225	VC	CIRC						
1553X	6.21	5.14	225	CP	CIRC	3803X	5.93	4.13	225	VC	CIRC	5705X	6.74	4.92	225	VC	CIRC						
1601X	6.29	3.39	300	CP	CIRC	3804X			225	VC	CIRC	5706X	6.47	4.95	225	VC	CIRC						
1602X	6.58	3.56	300	CP	CIRC	3806X			UNKN	UNKN	CIRC	5752X	6.5	5.11	150	VC	CIRC						
1650X	6.26	4.21	750	CP	CIRC	3850X	5.83	4.25	375	CP	CIRC	5901X	5.8	2.9	225	VC	CIRC						
1651X	6.56	4.46	675	CP	CIRC	3851X	5.86	4.58	300	CP	CIRC	6501X	7.16	6.16	150	VC	CIRC						
1801X	6.67	4.61	225	VC	CIRC	3852X	5.8	4.66	225	CP	CIRC	6502X	7.2	6.3	150	VC	CIRC						
2001X	7.57	5.27	225	VC	CIRC	385DX			300	CP	CIRC	6503X			100	RPM	CIRC						
2002Y	7.65	5.51	150	VC	CIRC	3901X	6.19	4.46	150	PF	CIRC	6504X			100	RPM	CIRC						
2002X	7.65	5.49	225	VC	CIRC	3902X	6.58	4.85	150	VC	CIRC	6505X			100	RPM	CIRC						
2004X			UNKN	UNKN	CIRC	3903X	6.68	5.21	150	VC	CIRC	6506X	7.2		UNKN	UNKN	CIRC						
2005X			UNKN	UNKN	CIRC	3904X	6.72	5.38	150	VC	CIRC	6507X			UNKN	UNKN	CIRC						
2006X			UNKN	UNKN	CIRC	3906X			UNKN	UNKN	CIRC	6550X	7.15	4.89	375	CP	CIRC						
201DX			UNKN	UNKN	CIRC	3907X			UNKN	UNKN	CIRC	6551X	7.2	4.98	375	CP	CIRC						
2501X	5.83	3.78	225	VC	CIRC	3908X			UNKN	UNKN	CIRC	6552X	7.41	5.03	375	CP	CIRC						
2502X	5.89	4.01	225	VC	CIRC	3909X			UNKN	UNKN	CIRC	6553X	7.2	5.11	375	CP	CIRC						
2506X			UNKN	UNKN	CIRC	391DX			150	PF	CIRC	6554X	6.65	5.29	300	CP	CIRC						
250DX			UNKN	UNKN	CIRC	394DX			UNKN	UNKN	CIRC	6601X			UNKN	UNKN	CIRC						
251DX			225	VC	CIRC	3950X	6.23	5.37	225	CP	CIRC	6602X			UNKN	UNKN	CIRC						
2602X			225	VC	CIRC	3951X	6.23	4.77	225	VC	CIRC	6801X	6.45	3.91	525	CP	CIRC						
2603X			UNKN	UNKN	CIRC	3952X	6.51	4.72	225	VC	CIRC	7801X	6.51	3.87	525	CP	CIRC						
260DX			UNKN	UNKN	CIRC	3953X	6.68	4.9	225	VC	CIRC	7901X	7.15	3.79	525	CP	CIRC						
262DX			UNKN	UNKN	CIRC	3954X	6.84	5.04	225	VC	CIRC	8001X	8.24	3.69	525	CP	CIRC						
263DX			225	VC	CIRC	4052X	6.61	5.61	225	VC	CIRC	8501X	6.48	4.44	225	VC	CIRC						
264DX			UNKN	UNKN	CIRC	4053X	6.49	5.59	150	CP	CIRC	8550X	6.39	5.07	300	CP	CIRC						
2701X			225	VC	CIRC	4701X	6.01	4.33	175	VC	CIRC	8551X	6.46	4.96	300	CP	CIRC						
2702X	6.93	3.94	300	CP	CIRC	485DX			375	CP	CIRC	8552X	6.38	5.81	150	VC	CIRC						
2703X	6.95	3.81	300	CP	CIRC	4902X	6.09		150	VC	CIRC	9501X	6.37	4.65	225	VC	CIRC						
2704X			UNKN	UNKN	CIRC	4903X	5.89	4.85	150	VC	CIRC	9503X			100	PF	CIRC						
2705X			UNKN	UNKN	CIRC	4904X	6.05		150	VC	CIRC	9505X			100	PF	CIRC						
2706X			UNKN	UNKN	CIRC	4906X	5.91	3.46	225	VC	CIRC	9506X			UNKN	UNKN	CIRC						
2707X			UNKN	UNKN	CIRC	4952X	5.87	4.75	150	VC	CIRC	9507X			UNKN	UNKN	CIRC						
2708X			UNKN	UNKN	CIRC	4953X	5.82	5.16	225	CP	CIRC	9508X			UNKN	UNKN	CIRC						
270DX			UNKN	UNKN	CIRC	4954X	6.27	5.33	225	CP	CIRC	9509X			UNKN	UNKN	CIRC						
271DX			UNKN	UNKN	CIRC	5001X	5.48	3.08	225	VC	CIRC	950DX			100	PF	CIRC						
272DX			300	CP	CIRC	500DX			225	VC	CIRC	9510X			UNKN	UNKN	CIRC						
273DX			300	CP	CIRC	5050Y	5.33	4.84	150	VC	CIRC	9511X			UNKN	UNKN	CIRC						
274DX			UNKN	UNKN	CIRC	5050X	5.33	4.55	375	CP	CIRC	951DX			UNKN	UNKN	CIRC						
2750X	6.91	4.66	675	CP	CIRC	5051X	5.48	4.48	375	CP	CIRC	9550X	6.46	5.67	225	CP	CIRC						
2751X	6.92	4.84	675	CP	CIRC	5052X	5.58	4.97	225	VC	CIRC	9551X	6.38	5.58	225	CP	CIRC						





Controllable Valve			Flow Control			Inlet-Outfall			
 Damboards	 Penstock	 Valve	 Anti Flood Device	 Pumped Anti Flood Device	 Reflux Valve	 Inlet	 Outfall		
Manhole									
 BIF Bifurcation	 Cascade	 CP Catchpit	 Head Of Public Sewer	 IC Interceptor Chamber	 Manhole	 S Soakaway	 WO Washout		
Outfall Headworks		Overflow Chamber		Pipe Bridge		Pumping Station			
 Outfall Headworks	 CSO Combined Sewer Overflow	 EMO Emergency Overflow	 Pipe Bridge	 Micro Pumping Station	 Pumping Station				
Sewer Level Monitor		Storage		Treatment Works		Weir		Wastewater Site	
 Sewer Level Monitor	 Storm Tank	 Tidal Storage Tank	 Treatment Works	 Weir	 Wastewater Site				
Wastewater Pipe				Wastewater Use		Developer Services			
 Culverted Water Course	 Syphon	 Tank Sewer	 Trunk Sewer	 Foul	 Combined	 Build Over Agreement	 Section 104		
 Drain	 Vacuum Main	 Decommissioned Pipe	 Sewer	 Sludge	 Treated Effluent	 Catchment			
 Overflow				 Surface Water	 Private	 Sub-Catchment			
 Rising Main									

Map Title: SW Print

Printed By: Roopa.Giriappa

Date Printed: 09/02/2024

Map Scale: 750

The positions of pipes 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





Dani Lister
ENZYGO LTD
Offices 3-4, Samuel House
5 Fox Valley Way
Sheffield
South Yorkshire
S36 2AA

Your ref
20197

Our ref
DSA000043058

Date
30 May 2025

Contact
Tel 0330 303 0119

Dear Miss Lister,

Level 1 Capacity Check Enquiry: Rook Farm, PO11 9DF.

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 1.35 l/s at manhole reference SZ72991802 (gravity) and 6.0 l/s at manhole reference SZ1999602 (pumped).

There is currently inadequate capacity within the foul sewerage network to accommodate a foul flow of 1.35 l/s (gravity) and 6.0 l/s (pumped) for the above development at manhole reference SZ72991802 and SZ1999602. The proposed development would increase flows to the public sewerage system which may increase the risk of flooding to existing properties and land. Additional off-site sewers or improvements to existing sewers will be required to provide sufficient capacity to service the development. Southern Water has a duty to provide Network capacity from the point of practical connection (point of equivalent or larger diameter pipe) funded by the New Infrastructure Charge.

Southern Water aim to provide this within 24 months following the date that planning has been granted for developments not identified as strategic sites in our current business plan. Strategic sites are larger developments and will often take longer than 24 months for a full solution to be provided.

The nearest point where capacity is currently available is at Budds Farm Havant WwTW. Rights are not issued for a direct connection to Wastewater Treatment Works (WTW). Please note that connection to the WTW will have to be agreed by Southern Water Services before being carried out.

Please note: the assessment has also been carried out for 50% and 20% of the proposed flow rates which have proved insufficient capacity and indicates DG5s are present, along with flooding detriment and level detriment.

New Infrastructure Charging

Please note as of 1st April 2018 we have moved to the “New Connections Services Charging Arrangements”. We understand that this may cause uncertainty for customers, particularly where they may have already committed to a development based on previous charging arrangements. We have worked with our stakeholders and Water UK to agree a set of principles by which we will base our charges. Please read through our new charging arrangement documents available at the following link: [Connecting Charging Arrangements - Southern Water](#)

Alternatively, New Appointees and Variations (NAVs), also known as ‘inset’ companies, can provide new connection services or take ownership of the new water and wastewater connection infrastructure provided for a new development. NAVs are appointed by Ofwat and replace the regional water company. It is for the developer to choose whether to use a NAV or the regional water company to supply services for new sites, according to certain legal criteria.

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: developerservices.southernwater.co.uk

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. **Any revisions in flow rate or alternative point of connection will require a new Pre-Planning Application to be submitted.**

Please get in touch via the Get Connected customer dashboard if you have any queries.

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

Yours sincerely,

Future Growth Planning Team
Developer Services

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