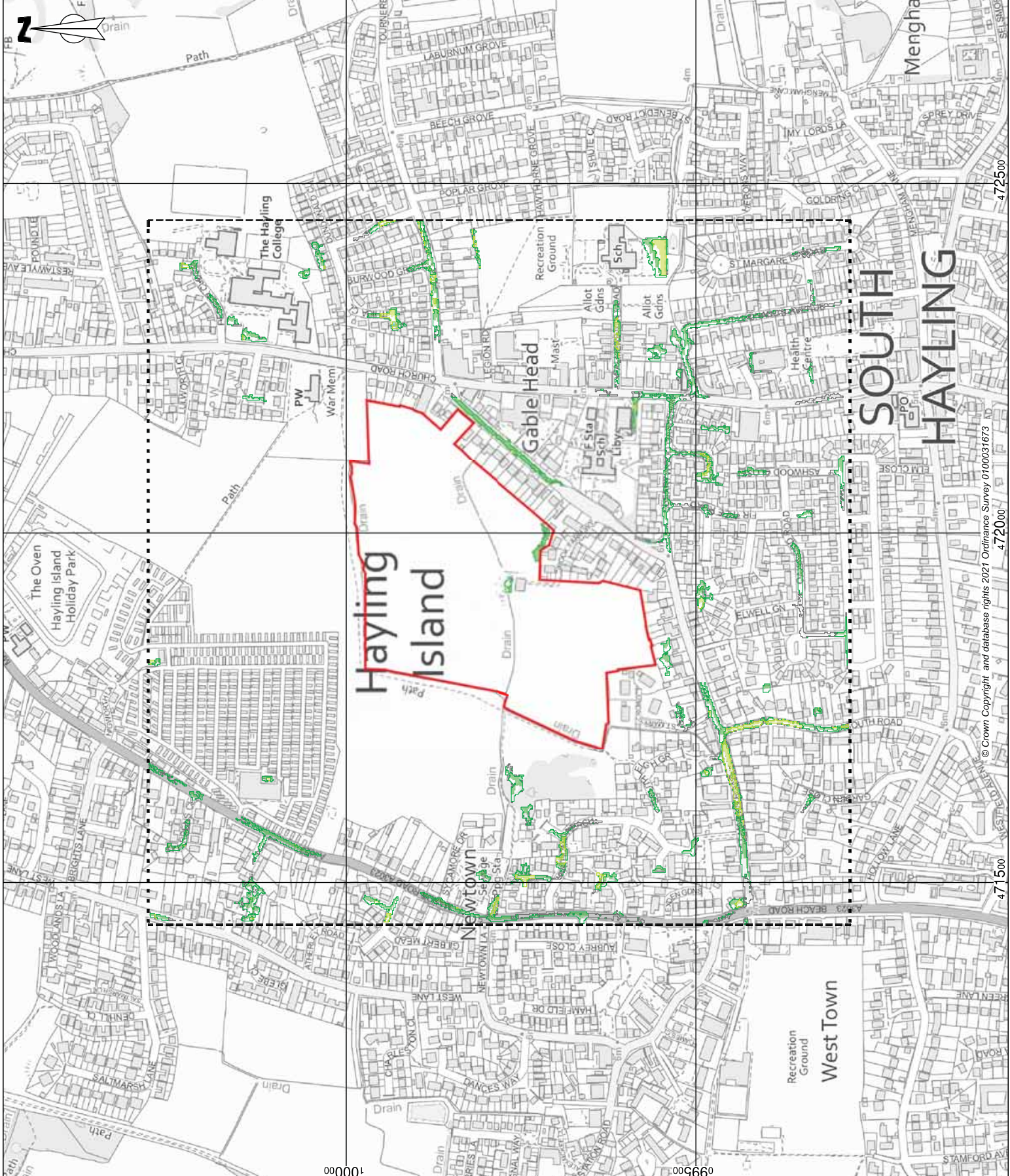
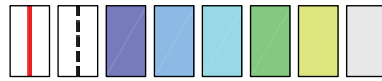


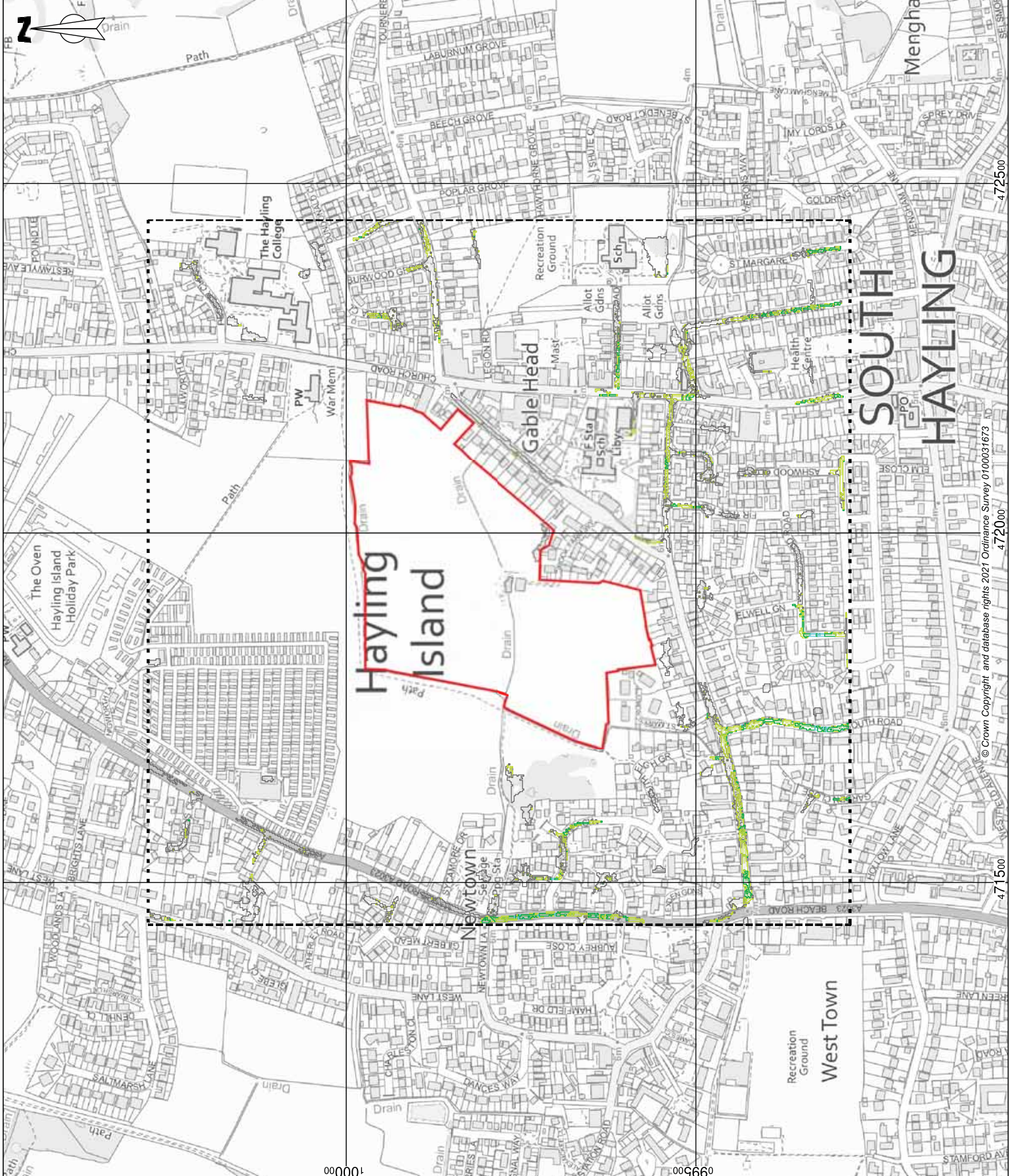


Key

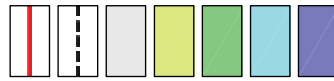


Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S38 2AA

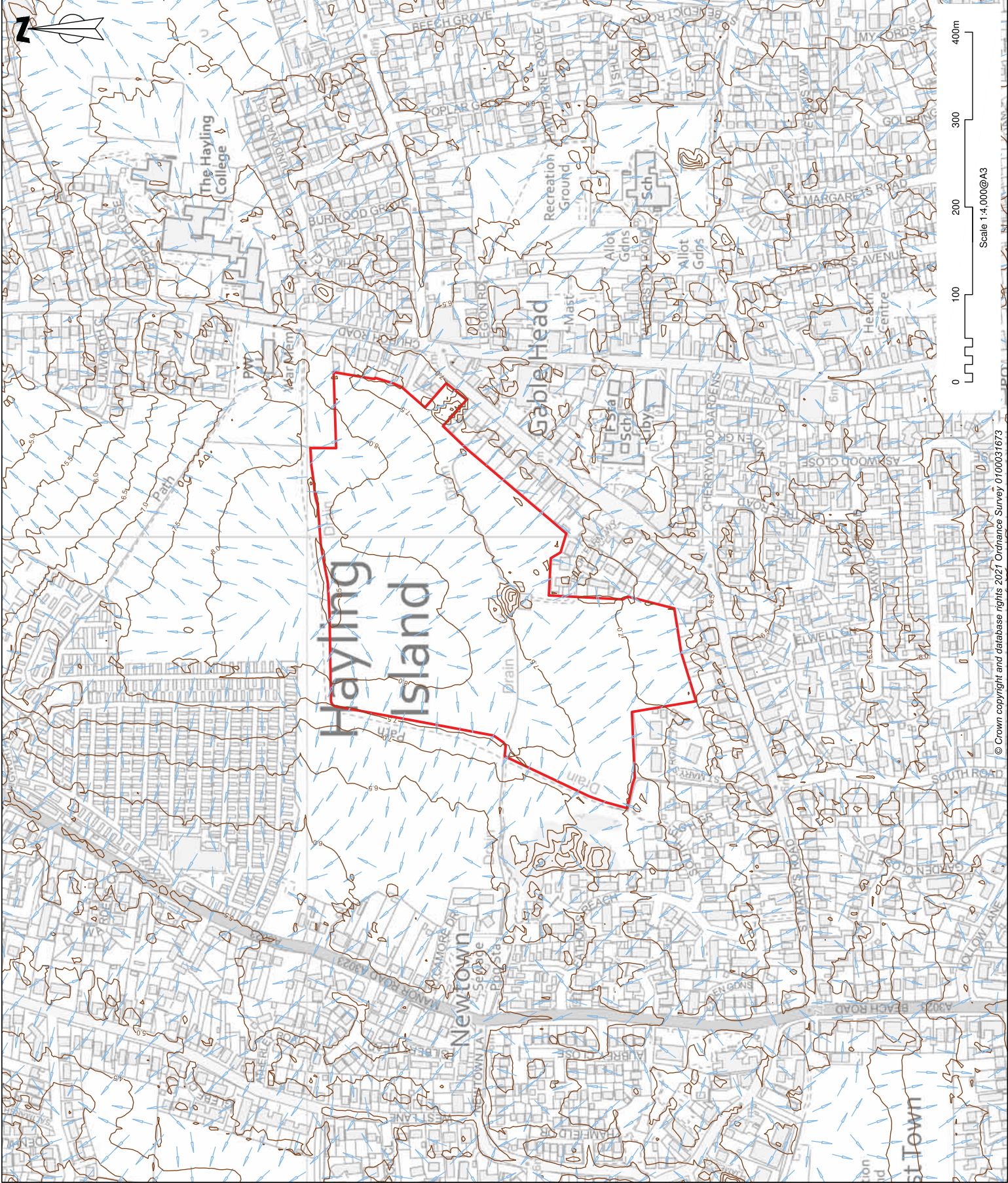
CLIENT:	Gladman Developments Ltd			
SCALE:	1:5,000@A3	PROJECT REF:	SHF.1132.142	
DRAWN:	NP	CHECKED:	EOC	DATE: Oct 2021
PROJECT:	Rook Farm, Hayling Island			
TITLE:	Environment Agency 1 in 1000 Year Surface Water Depth			
DRAWING NO:	SHF.1132.142.HY.D.009.2			



Key



Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S38 2AA	
CLIENT:	Gladman Developments Ltd
PROJECT REF:	SHF.1132.142
SCALE:	1:5,000@A3
DRAWN:	NP
CHECKED:	EOC
DATE:	Oct 2021
PROJECT:	Rook Farm, Hayling Island
TITLE:	Environment Agency 1 in 1000 Year Surface Water Velocity
DRAWING NO:	SHF.1132.142.HY.D.009.3



The site plan illustrates the layout of three surface water attenuation basins and their outfalls on Hayling Island. The basins are color-coded: Northern (blue), Southern (green), and a third (yellow). Arrows indicate the flow of surface water from the basins to the outfalls, which discharge into the existing watercourse. The plan also shows surrounding roads, including Church Road, St Mary's Church, and Hayling Island, and the location of the existing watercourse.

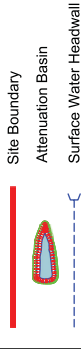
Surface Water Attenuation Basin (Northern Basin)
 Designed for 1 in 100yr+40%CC
 Attenuation Volume: 1620m³
 Top of Bank: 8.000
 Max Water Level: 7.700
 Bed Level: 6.200
 Freeboard: 0.300
 Basin Banks: 1:4
 Discharge Rate: 6.14l/s

Surface Water Outfall
 Surface water to outfall to the existing watercourse

Surface Water Attenuation Basin (Southern Basin)
 Designed for 1 in 100yr+40%CC
 Attenuation Volume: 1620m³
 Top of Bank: 7.000
 Max Water Level: 6.700
 Bed Level: 5.200
 Freeboard: 300mm
 Basin Banks: 1:4
 Discharge Rate: 5.99l/s

Surface Water Outfall
 Surface water to outfall to the existing watercourse

- Key



P02	25/11/21	Basin sizes updated to suit updated outfall rates	RB	ECC/ECC
P01	19/10/21	First Issue	CW	LA LA
REV:	DATE:	DETAIL:	DES:	CHK: APP:



Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT:

Gladman Developments Ltd

PROJECT:

St Mary's Road, Havlina Island

DRAWING TITLE:

Outline Surface Water Drainage Strategy

DRAWN: HDR	DESIGNED: CW	CHECKED: LA	APPROVED: LA
DATE: 19/10/2021		SCALE @ A3: 1:2000	
PROJECT NO.: SHF. 1132.142		DRAWING NO.: SHF. 1132.142.HY.D.001	
DRAWING STATUS: Preliminary		ISSUE: P02	

Preliminary P02

Appendix 1 – Topographic Survey



LEGEND

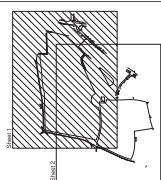
 MAP
SPOT LEVEL
RAILWAY STATION
RAILROAD
RAILROAD BRIDGE
TALL BUILDING ONLY
NEIGHBORHOOD OF INTEREST
CONTOUR
SPRINT
OVERHEAD CABLE
POWERS

[illegible]

STATION CO-ORDINATES			
STATION	EASTING	NORTHING	LEVEL
STN1	472781.28	507538.34	4.80
STN2	472788.28	507424.34	5.31
STN3	472795.28	507310.34	5.82
STN4	472802.28	506996.34	6.33
STN5	472774.42	506900.85	6.75
STN6	472781.42	506805.36	7.26
STN7	472788.42	506709.87	7.77
STN17	472807.70	506522.52	7.71
STN18	472815.70	506335.16	8.37
STN19	472823.70	506147.80	8.93

TREE SCHEDULE			
NO.	DATE	SPECIAL USE	REMARK
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98	12/98	12/98	98
99	12/99	12/99	99
100	12/100	12/100	100

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"Sheet 3 is Langstone Bridge to the North of the site

No.	Date	Revision notes	By

DO NOT SCALE

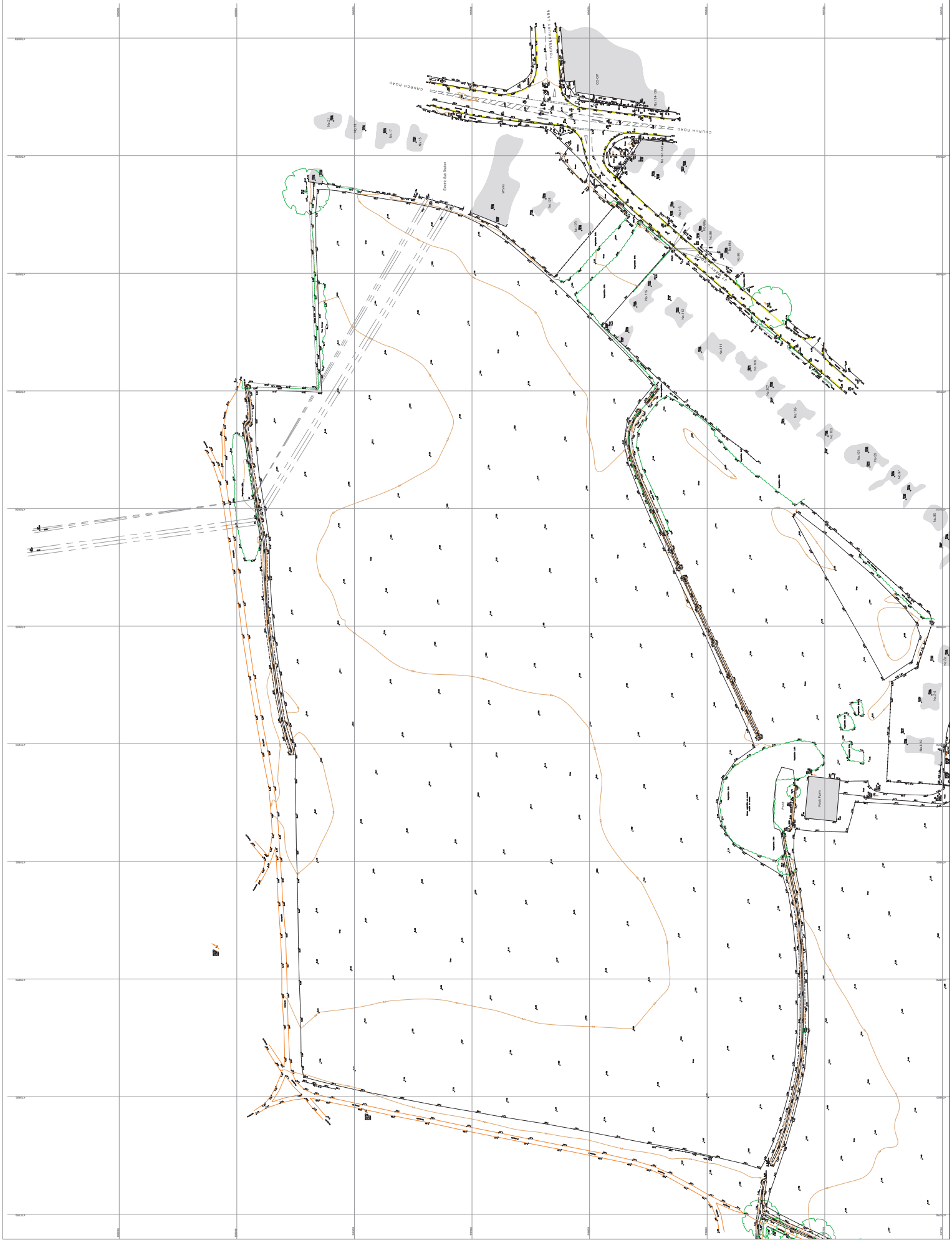
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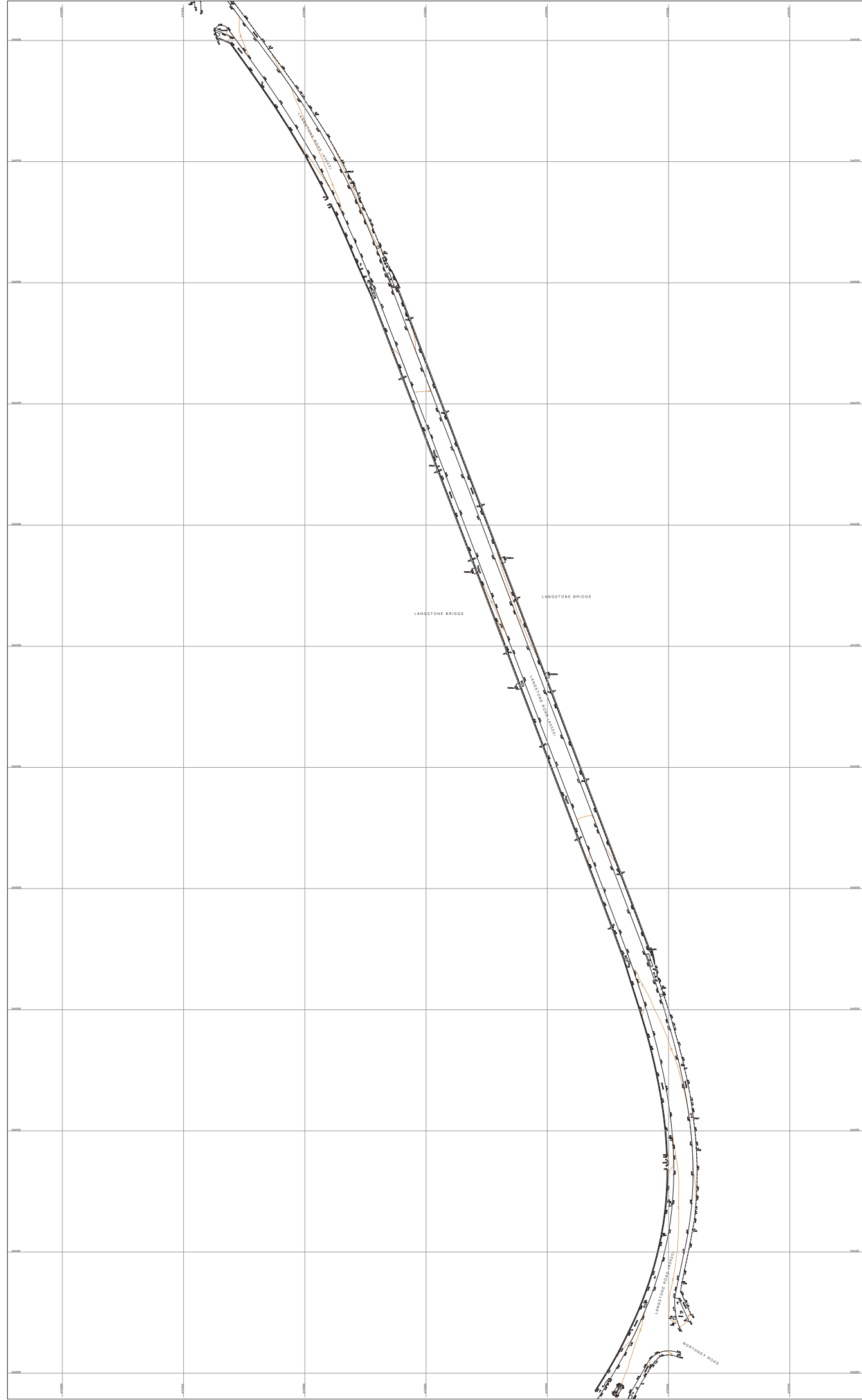
Subject
ST MARY'S ROAD, HAYLING ISLAND

TOPOGRAPHICAL SURVEY
AS OF 26.04.15
SHEET 1 OF 3



Sheet Size	A0	
Revision	0	
Drawing no.	Topo_01_2D	
Project no.	2016-026	
Issue by	JW	09.05.16
Issue Date	1:500	
Scale(s)	3000(3)	





NOTES

THIS SURVEY IS CONSIDERED TO BE A GENERAL SURVEY AND NOT A DETAILED SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OBSTRUCTIONS TO THE SURVEY AND HAS NOT BEEN ADVISED OF ANY OBSTRUCTIONS TO THE SURVEY.

LEGEND

- SPOT LEVEL
- INTERSECTION
- SETBACK
- BOUNDARY
- TREE (INDICATE ONLY)
- BOUNDARY OF UNDERGROUND
- CONTOUR
- WATER
- OVERHEAD CABLE
- WIRE

ABBREVIATIONS

- A1 A1 ROAD
- A2 A2 ROAD
- A3 A3 ROAD
- A4 A4 ROAD
- A5 A5 ROAD
- A6 A6 ROAD
- A7 A7 ROAD
- A8 A8 ROAD
- A9 A9 ROAD
- A10 A10 ROAD
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- A100 A100 ROAD

STATION CO-ORDINATES

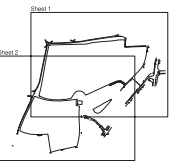
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TREE SCHEDULE

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98	10/10	10	10
99	10/10	10	10
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THIS SCHEDULE IS A SUMMARY OF THE TREE SCHEDULES FOR THE PROJECT. IT IS NOT A DETAILED SCHEDULE AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES.

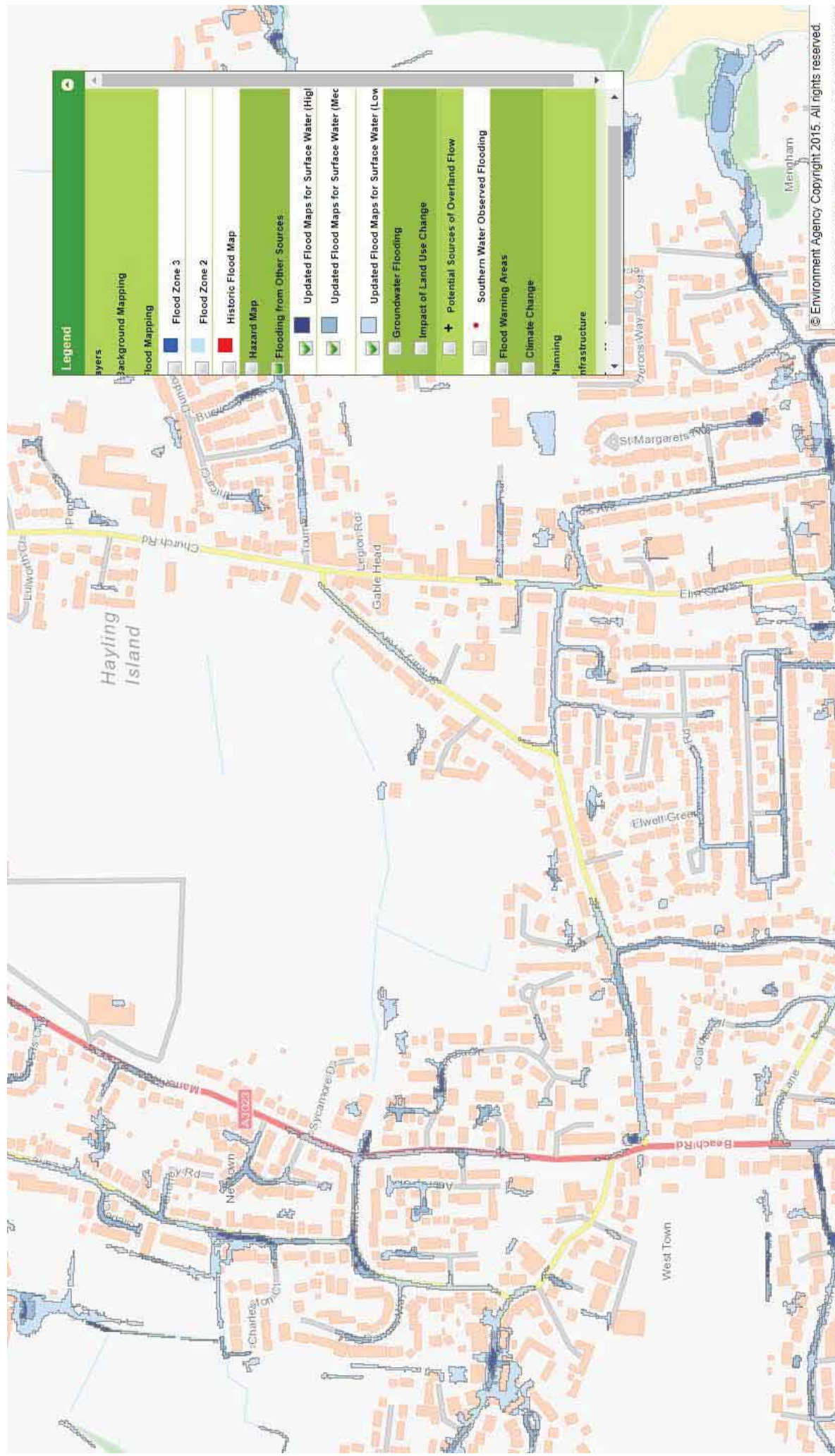
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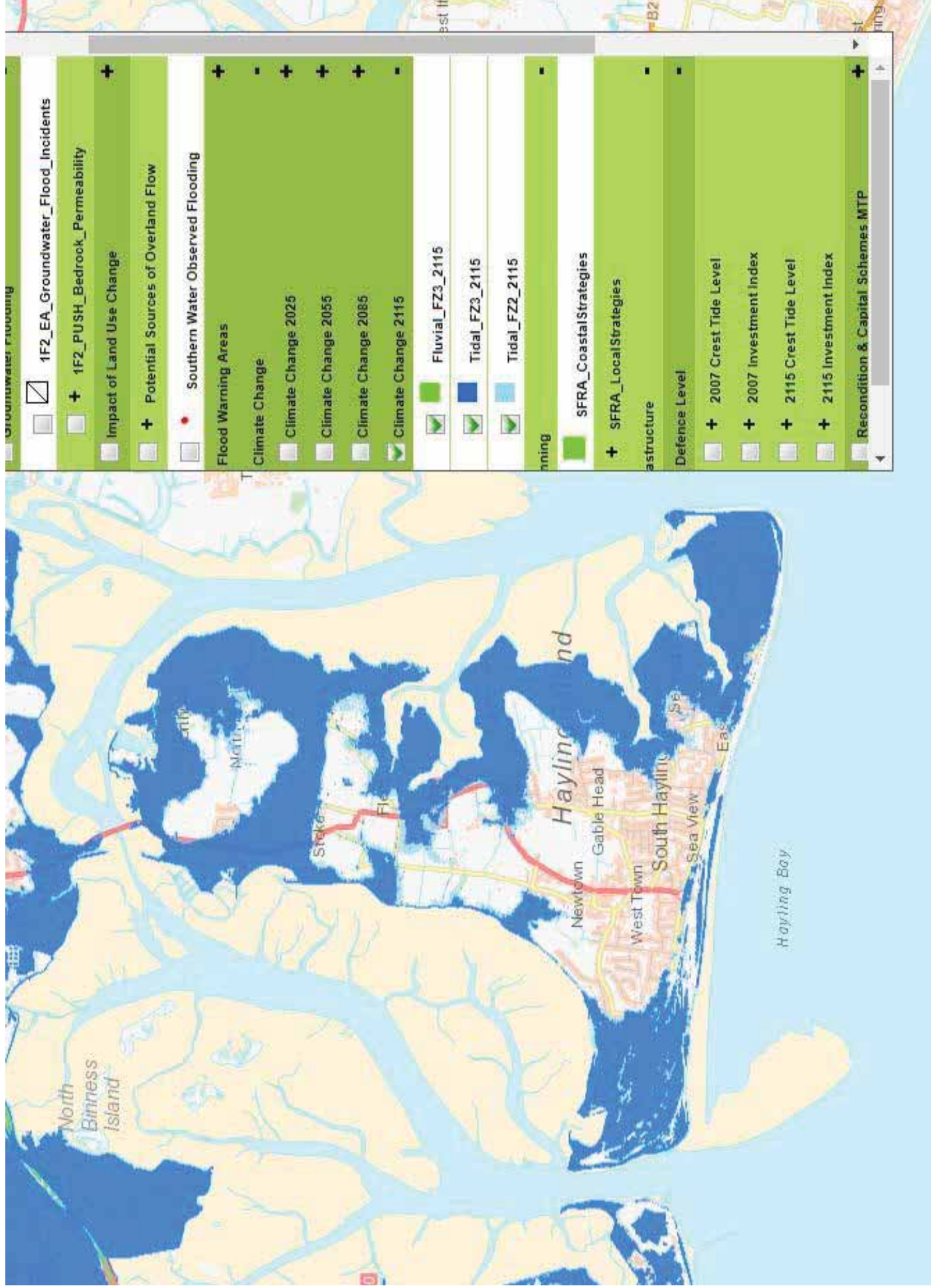
**Sheet 3 is Langstone Bridge to the North of the site

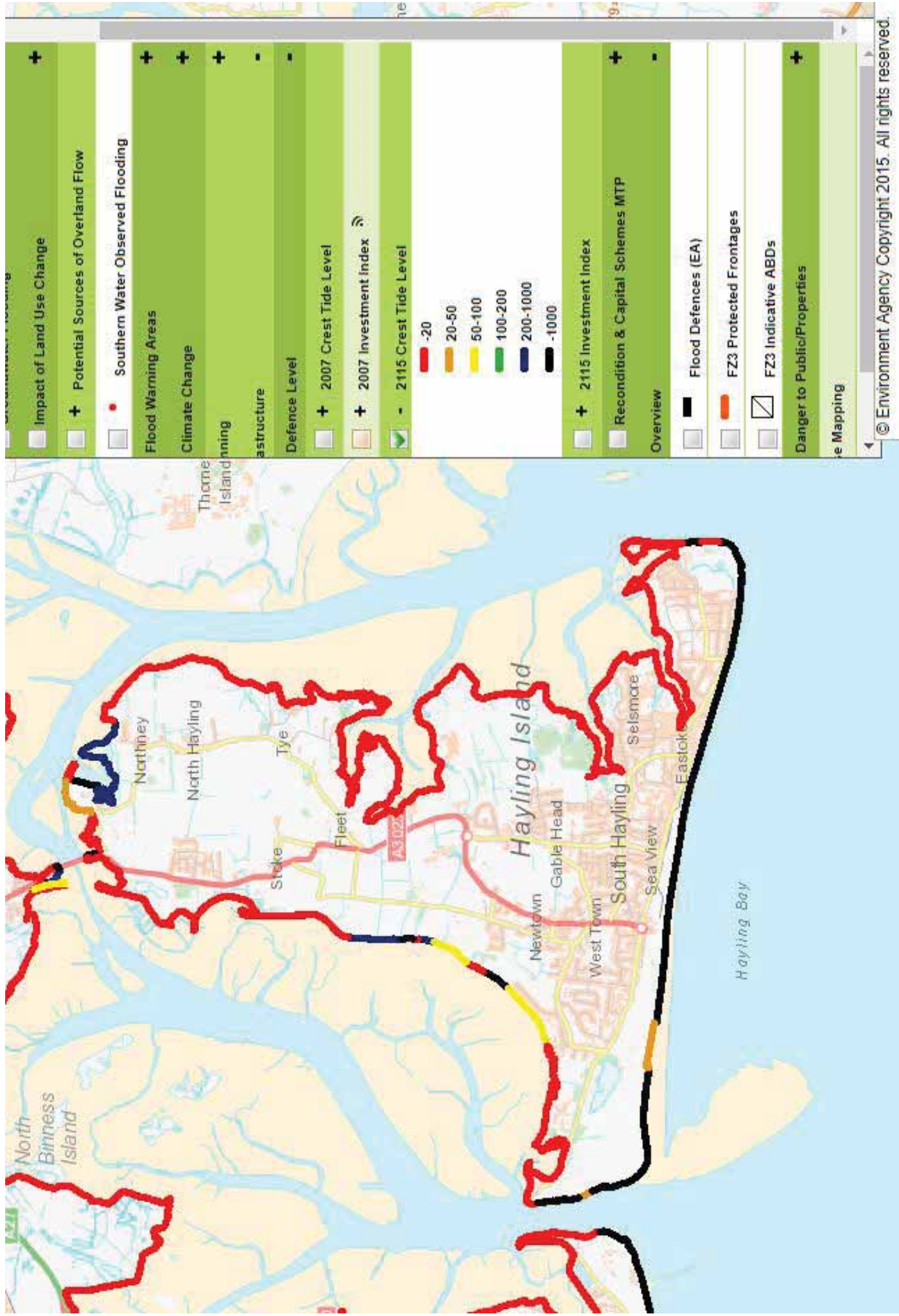
Rev	Date	Revision notes	By
DO NOT SCALE			
Status			
INFORMATION			
Project			
ST MARY'S ROAD, HAYLING ISLAND			
Title			
TOPOGRAPHICAL SURVEY AS OF 26.04.15 SHEET 3 OF 3			
Drawn By	Public Date	Scale(s)	Sheet Size
JW	09.05.16	1:500	A0
Project no.	Drawing no.	Revision	
2016-026	Topo_03_20	0	

Appendix 2 – SFRA Mapping Extracts











Appendix 3 – Southern Water Correspondence

Your Search Results :

Land off

St Marys Road

Hayling Island

Hampshire

PO11 9ES



LandSearches



Searchflow
42, Kings Hill Avenue

West Malling
Kent
ME19 4AJ

Your Ref
SF23543564000 LKS/Hayling Isl:
Our Ref
LS/K1183660/N.M.
Date
4 Apr 2016
Contact
searches@southernwater.co.uk

Dear Sir/Madam

Your Search Results: Land off, St Marys Road

Please find enclosed the results of your property search request. If you have any questions arising from the results please call our helpline on 0330 303 0276, which is open from 08.00 to 17.00hrs or send your enquiry to the following email address: Searches@southernwater.co.uk.

Yours faithfully

Southern Water Land Searches

**Land off
St Marys Road
Hayling Island
Hampshire
PO11 9ES**



Land Search Results

Land Search: Land off, St Marys Road, Hayling Island, Hampshire, PO11 9ES
Ref: LS/K1183660/N.M.
Date: 4 Apr 2016
Contact: Southern Water Services
Tel: 0330 303 0276
Email: searches@southernwater.co.uk

MAPS

Public Sewer Map

1.1 Q: Where relevant, please include a copy of an extract from the public sewer map.

A: A copy of the statutory sewer map is provided

1. The Water Industry Act 1991 defines Public sewers as those which The Company have responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown for information purpose only.

2. Any Private Sewers or Lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Map of Waterworks

1.2 Q: Where relevant, please include a copy of an extract from the map of waterworks.

A: The water supply for this area is provided by Portsmouth Water Plc, PO Box 8, West Street, Havant, Hants, PO9 1LG. Tel No: 02392 499888 and a copy of the map of waterworks is provided.

1. Assets other than vested water mains may be shown on the plan, for information only.

2. The company is not responsible for private supply pipes connecting the property to the public water main and does not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

3. If an extract of the public water main record is enclosed. This will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

DRAINAGE

Foul Water

2.1 Q: Does foul drainage from the property drain to a public sewer?

A: The company's records indicate that foul water from the property does not drain to the public sewerage system.

- 1. The company is not responsible for those private drains and sewers which connect the property to the public sewerage system, and does not hold details of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller, the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.*
- 2. An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.*
- 3. If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.*

Surface Water Drainage

2.2 Q: Does surface water from the property drain to a public sewer?

A: The company's records indicate that surface water from the property does not drain to the public sewerage system.

- 1. The company is not responsible for private drains and sewers that connect the property to the public sewerage system and does not hold details of these. The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller, the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.*
- 2. An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.*
- 3. In some cases company records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the company.*
- 4. If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse*

Surface Water Drainage Charges

2.3 Q: Is a surface water drainage charge payable?

A: Records confirm that a surface water drainage charge is not payable for the property.

- 1. Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.*
- 2. Where surface water drainage charges are payable but If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for rebate of the surface water drainage charge. Details can be obtained from the Sewerage Undertaker.*

Location of Sewers

2.4 Q: Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

A: The public sewer map included indicates that there is a public sewer, disposal main or lateral drain within the boundaries of the property. However, from the 1st October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may further prevent or restrict development of the property. For further information please go to: <http://www.southernwater.co.uk/BusinessCustomers/propertySearches/faqPropertySearches.asp>

1. The Company has a statutory right of access to carry work on its assets. Employees of The Company or its contractors may, therefore, need to enter the property to carry out work.

2. The Approximate boundary of the property has been determined by reference to the Ordnance Survey record or the map supplied.

Sewer within 100 feet

2.5 Q: Does the public sewer map indicate any public sewer within 30.48 meters (100 feet) of any buildings within the property?

A: The public sewer map indicates that there are no public sewers within 30.48 metres (100 feet) of a building within the property.

1. It is recommended that investigations are made into the drainage arrangements of the property as the owner may be liable for repairs to the drainage system.

Adoption Agreements

2.6 Q: Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

A: The company's records indicate that the sewers serving the development, of which this property forms part, are not the subject of an application for adoption under S104 of the Water Industry Act 1991. Where the property is part of an established development it would not normally be subject to an adoption agreement under Section 104 of the Water Industry Act 1991.

1. Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.

2. Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991.

Building Over Agreement

2.7 Q: Has the sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

A: The company's records indicate that there is not a statutory agreement or consent in respect of building over a public sewer at this property. For historical reasons the company may not be aware of some agreements or consent's which have been entered into by the local authority.

Risk of Flooding Due to Overloading Public Sewers

2.8 Q: Is any building which is or forms part of the property at risk of internal flooding due to overloaded public sewers?

A: The property is not recorded as being at risk of internal flooding due to overloaded public sewers. From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership. It is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.

1. A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.

2. "Internal flooding" from the public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

3. "At Risk" properties are those that the water company is required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority. These are defined as properties that have suffered or are likely to suffer internal flooding from the public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Sewerage Undertaker's reporting procedure.

4. Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the at Risk register.

5. Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Sewerage Undertaker.

6. Public Sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.

7. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker. This report excludes flooding from the private sewers and drains and the Sewerage Undertaker makes no comment upon this matter.

Sewerage Treatment Works

2.9 Q: Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

A: The nearest sewage treatment works is 5.44 kilometres North North West of the property. The name of the sewage treatment works is BUDDS FARM HAVANT WTW, which is responsibility of Southern Water Services, Southern House, Capstone Road, Chatham, Kent ME5 7QA company.

1. The nearest sewerage treatment works will not always be the sewerage treatment works serving the catchment within which the property is situated.

2. The Sewerage undertaker's records were inspected to determine the nearest sewerage treatment works.

3. It should be noted therefore that there may be private sewerage treatment works closer than the one detailed above that have not been identified.

WATER

Connection to Mains Water Supply

3.1 Q: Is the property connected to mains water supply?

A: Please contact Portsmouth Water Plc, PO Box 8, West Street, Havant, Hants, PO9 1LG. Tel No: 02392 499888 for this information.

Location of Water Mains

3.2 Q: Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

A: The water supply for this area is provided by Portsmouth Water Plc, PO Box 8, West Street, Havant, Hants, PO9 1LG. Tel No: 02392 499888 whose records do not show any vested water mains within the boundary of the property.

1. The boundary of the property has been determined by reference to the Ordnance Survey record.

2. The presence of a vested water main within the boundary of the property may restrict further development within it. The company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work.

Adoption of Water Mains and Services Pipes

3.3 Q: Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

A: Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

1. This enquiry is of interest to purchasers of new homes who will want to know whether or not the property will be linked to the mains water supply.

Risk of Low Water Pressure or Flow

3.4 Q: Is the property at risk of receiving low water pressure or flow?

A: Records confirm that the property is not recorded on a register kept by the water undertaker as being at risk of receiving low water pressure or flow.

1. The boundary of the property has been determined by reference to the Ordnance Survey record.

2. "Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.

3. Water Companies are required to include in the Regulatory Register that is reported annually to the Water Services Regulatory Authority properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level).

4. The reference level of service is a flow of 9 litres/minute at a pressure of 10metres head on the customers side of the main stop tap (mst). The reference level of service must be applied on the customers side of a meter or any other company fittings that are on the customers side of the main stop tap.

The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served.

For two properties, a flow of 18 litres/minute at a pressure of 10metres head on the customers' side of the mst is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing handbook.

5. Allowable exclusions

The Company is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply

6. Abnormal demand:

This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected.

Companies should exclude from the reported DG2 figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year companies may exclude, for each property, up to five days of low pressure caused by peak demand.

7. Planned maintenance:

Companies should not report under DG2 low pressures caused by planned maintenance.

It is not intended that companies identify the number of properties affected in each instance. However, companies must maintain sufficiently accurate records to verify that low pressure incidents that are excluded from DG2 because of planned maintenance are actually caused by maintenance.

8. One-off incidents:

This exclusion covers a number of causes of low pressure; mains bursts; Failures of company equipment (such as PRVs or booster pumps); Firefighting; and Action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.

9. Low pressure incidents of short duration:

Properties affected by low pressures which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded from the reported DG2 figures.

Water Quality Analysis

3.5 Q: Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year.

A: The analysis confirmed that tests failed to meet the standards prescribed by the 2000 Regulations or the 2001 Regulations in relation to another substance or substances, please find a report attached.

1. Water companies have a duty to provide wholesome water that meets the standards of the Water Supply (Water Quality) Regulations 2000.

However, the householder is responsible for any deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.

2. In England and Wales these Regulations implement the requirements of the European Drinking Directive 98/83/EC. The 2000 Regulations impose standards for a range of parameters, which are either health based to ensure the water is safe to drink or to ensure the water is aesthetically acceptable. They also require that drinking water should not contain any element, organism or substance (whether or not a parameter) at a concentration or value which would be detrimental to public health.

3. Water quality is normally tested at the tap used for domestic consumption normally the kitchen. However, the householder is responsible for any of deterioration in water quality that is a result of the domestic distribution system (the supply pipe and the plumbing within the property) that results in the standards not being met.

4. If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact your water company (give contact details) for further advice.

5. The water company undertakes a monitoring programme to establish water quality that includes random sampling from domestic properties. It will notify the consumers of any failures to meet the water quality standards that are due to the condition or maintenance of the domestic distribution system.

6. The data collected by the company is subject to external review by the drinking water inspectorate (DWI) and by local and health authorities. In addition to reviewing quality data the DWI also carry out audits during which any area of the company's operational can be examined.

7. If there are concerns that lead pipes within the property may be causing high levels of lead in your drinking water please contact the company (see below) for further advice.

Water Quality Standards

3.6 Q: Please include details of any departures authorised by the Secretary of State or National Assembly for Wales under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.

A: There are no such authorised departures for the water supply zone.

1. Authorised departments are not permitted if the extent of the departure from the standard is likely to constitute a potential danger to human health.

2. Please contact your water company if you require further information.

Water Meters

3.7 Q: Please include details of the location of any water meter serving the property.

A: Records indicate that the property is not served by a water meter.

1. Where the property is not served by a water meter and the customer wishes to consider this method of charging they should contact: Portsmouth Water Plc, PO Box 8, West Street, Havant, Hants, PO9 1LG. Tel No: 02392 499888

CHARGING

Sewerage And Water Undertakers

4.1 Q: Who are the sewerage and water undertakers for the area?

A: The sewerage undertaker for the area is Southern Water Services, Southern House, Yeoman Road, Worthing, Sussex BN13 3NX

Portsmouth Water Plc, PO Box 8, West Street, Havant, Hants, PO9 1LG. Tel No: 02392 499888

Sewerage Bills

4.2 Q: Who bills the property for sewerage services?

A: The property is not billed for sewerage services.

Water Bills

4.3 Q: Who bills the property for water services?

A: The property is not billed for water services.

Current Basis for Sewerage and Water Charges

4.4 Q: What is the current basis for charging for sewerage and/or water services at the property?

A: Where no change of use is made, on change of occupation charges will be made on an unmeasured basis (please note a meter may be installed at the property upon request to PORTSMOUTH WATER)

1. Measured (metered) charges can apply where the buyer makes a change of use of the property or where the buyer uses water

- where the principal use of the premises is not as a home*
- where there is garden watering other than by hand*
- which automatically replenishes a pond or swimming pool with a capacity in excess of 10,000litres*
- in a bath with a capacity in excess of 230Litres*
- in a power shower*
- in a reverse osmosis unit*

2. If a property is measured (metered) upon change of occupation this property will remain as a metered property.

3. Water and sewerage companies full charges are set out in their charges schemes which are available from the company free of charge upon request.

Trade Effluent Information

4.5 Q: Is there a Consent, on this property, to discharge Trade Effluent under S118 of the Water Industry Act (1991) into the public sewerage system?

A: The trader operating at this commercial property does not hold either a Trade Effluent Consent, or an acknowledgement of a trade effluent discharge, as issued by Southern Water.

1. Please note any existing consent is dependant on the business being carried out at the property and will not transfer automatically upon change of ownership.

Other Information

Is there a Meter fitted at the property?

Please contact Portsmouth Water Plc, PO Box 8, West Street, Havant, Hants, PO9 1LG. Tel No: 02392 499888 for this information.

If not, Rateable Value used for charging purposes:

ADDITIONAL METER INFORMATION

Southern Water does not hold meter serial or location details for this property. This is because Southern Water does not supply the water for this property.

DISCLAIMER - These replies and information, including that shown on the enclosed plans(s), are given on the distinct understanding that neither the company nor any of its representatives is legally liable for its accuracy or for any action or omission to act whatsoever by anyone on the strength of that information, save as to obvious error. In particular, any person proposing to construct or excavate on land on the basis of information hereby provided should carry out all necessary on-site investigations.

A GUIDE TO NEW DEVELOPMENT

WASTEWATER INFORMATION

The information contained below is for general guidance only. It is recommended that Southern Water's Network Development department be contacted for further details concerning new infrastructure development.

Sewer Requisitions

It may be necessary for a developer to request that Southern Water provides a public sewer to connect a development site to the existing public system. The developer is responsible for the cost of the work, although a discount will be applied based on the future predicted income from the development served by the new sewer.

Sewer Diversions

If a public sewer crosses private land, it may be possible for the landowner/developer to request the sewer be diverted. In the majority of cases Southern Water will allow the developer to undertake this work under close supervision. Whether Southern Water or the developer undertakes the diversionary works the costs are the responsibility of the developer.

Building-over Sewers

Public sewers are afforded statutory protection and consequently there is no right to build over or in close proximity to a public sewer. If an existing public sewer either crosses a development site or is located in close proximity to a development site it is essential that a developer contact Southern Water.

Sewer Connections

A developer can serve notice on Southern Water that it wishes to make a connection to the public sewerage system. The developer must provide 21 days notice and the work will be supervised by Southern Water.

Contact Us

For specific information on Southern Water's Network Development service, including details on how to contact the right person, please visit our website on:-

FURTHER QUERIES

SOUTHERN WATER LAND SEARCH SERVICE

If you have any queries regarding this Commercial Landsearch, please do not hesitate to contact the Southern Water Land Search Service using the details below.

Mailing Address: The Land Search Service
SOUTHERN WATER
SOUTHERN House
Capstone Road
Chatham
Kent
ME5 7QA

Email Address: searches@southernwater.co.uk

Helpdesk Tel: 0330 303 0276

Helpdesk Fax: 01634 844514

DX: 400450 Chatham 5

SOUTHERN WATER NETWORK DEVELOPMENT SERVICE

Contact Us

For specific information on Southern Water's Network Development service, including details on how to contact the right person, please visit our website on:-

www.southernwater.co.uk/developers

COMMERCIAL DRAINAGE & WATER ENQUIRY

TERMS AND CONDITIONS

Customer and Clients are asked to note these terms, which govern the basis on which this commercial drainage and water report is supplied

Definitions

'Company' means the water service company operating within the Southern Water drainage area that provides information to Southern Water for this commercial search Report.

'Order' means any request completed by the Customer requesting the Report.

'Report' means the drainage and water report prepared by The Company in respect of the Property.

'Property' means the address or location supplied by the Customer in the Order.

'Customer' means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or, as an agent for a Client.

'Client' means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property.

Agreement

1. Southern Water agrees to supply the Report subject to these terms. The scope and limitations of the Report are described in paragraph 2 of these terms. Where the Customer is acting as an agent for the Client then the Customer shall be responsible for bringing these terms to the attention of the Client.

The Customer and Client agree that the placing of an Order for a Report indicates their acceptance of these terms.

The Report

2. Whilst Southern Water will use reasonable care and skill in producing the Report, it is provided to the Client on the basis that they acknowledge and agree to the following:-

2.1 The information contained in the Report can change on a regular basis so Southern Water cannot be responsible to the Client for any change in the information contained in the Report after the date on which the Report was produced and sent to the Client.

2.2 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.

2.3 The information contained in the Report is based upon the accuracy of the address supplied by the Customer or Client.

2.4 The Report provides information as to the location & connection of existing services, and details of trade effluent consents. It should not be relied upon for any other purpose. The Report may contain opinions or general advice to the Customer and the Client and Southern Water cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.

2.5 The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes.

Liability

3.1 Southern Water shall not be liable to the Client for any failure defect or non-performance of its Obligations arising from any failure of or defect in any machine, processing system or transmission link or anything beyond Southern Water's reasonable control or the acts or omissions or any party for whom Southern Water is not responsible.

3.2 Where a Report is requested for an address falling within a geographical area where Southern Water and another Company separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by Southern Water or the Company as the case may be will remain with Southern Water or the Company as the case may be in respect of the accuracy of the information supplied. Where Southern Water is supplying information which has been provided to it by another Company for the purposes outlined in this agreement, Southern Water will therefore not be liable in any way for the accuracy of that information.

3.3 Where the Customer sells this Report to a Client (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) Southern Water or the company as the case may be shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss or damage whatsoever (save to the extent provided by clause 3.4) and the Customer shall indemnify Southern Water in respect of any claim (other than a claim covered by clause 3.4) by the Client.

3.4 Southern Water shall accept liability for death or personal injury arising from its negligence.

3.5 The entire liability of Southern Water or the Company as the case may be in respect of all causes of action arising under or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall not exceed £2,000,000 (two million pounds); and Southern Water or the Company as the case may be shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss of profit, loss of goodwill, loss of reputation, loss of business or any indirect, special or consequential loss, damage or other claims, costs or expenses;

Copyright and Confidentiality

4.1 The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. The copyright and any other intellectual property rights in the Report shall remain the property of Southern Water. No intellectual or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided.

4.2 The Customer or Client is entitled to make copies of the Report (other than any maps contained in the, or attached to the Report, where no copying is permitted).

4.3 The Customer and Client agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.

4.4 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.

4.5 The Customer and the Client agree to indemnify Southern Water or the Company as the case may be against any losses, costs, claims and damage suffered by Southern Water or the Company as the case may be, as a result of any breach by either of them of the terms of paragraphs 4.1 to 4.4 inclusive.

Payment

5.1 Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by Southern Water, without any set off, deduction or counterclaim. Unless the Customer or Client has an account with Southern Water for payment for Reports, payments for Reports must be received in full by Southern Water before the Report is produced. For Customers or Clients with accounts, payment terms will be as agreed with Southern Water.

General

6.1 If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.

6.2 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.

6.3 Nothing in this notice shall in any way restrict your statutory or any other rights of access to the information contained in the Report.



Complaints Procedure for the CON29DW Residential Search and the Commercial Drainage and Water Search

When we get it wrong

You deserve the highest standard of service from us, but sometimes we make mistakes. If we do, please let us know and we will investigate and review your concerns.

Whilst we always try to resolve all complaints straightaway, if this is not possible and you are not happy with the course of action taken by us, you can ask us to escalate the issue internally or take your complaint to an independent third party.

How you contact us

Firstly please call us and we will try to sort out your problem straight away. You can call us between 9am and 5pm, Monday to Friday on **0845 270 0212** or **0330 303 0276** (individual consumers);

Email us at searches@southernwater.co.uk or write to us at Southern Water LandSearch, Southern House, Capstone Road, Chatham, Kent, ME5 7QA.

What you can expect

You will receive a full, fair and courteous response from someone who can effectively deal with your problem.

If we can remedy the problem straight away we will do it but if we cannot immediately resolve your problem we will keep you informed of actions being taken.

The process

We will try to resolve any telephone contact or complaint at the time of the call, however, if that isn't possible, we will take the details of your complaint and we will investigate and get back to you within 10 working days.

We will respond to written complaints within 10 working days of the date received, but we will always aim to respond more quickly. Depending on the scale of investigation required, we will keep you informed of the progress and update you with new timescales if necessary.

If you are still not satisfied with our response or action we will refer the matter to a Senior Manager for resolution. At your request we will liaise with a third party representative acting on your behalf.

Our commitment to you

If we do not respond to your complaint within 10 working days of receipt of your contact, we will compensate you in line with Southern Water's Customer services — Guaranteed standards of service for business customers.

If we find your complaint to be justified, or we have made any errors that substantially change the outcome in your search result, we will refund the search fee. We will also provide you with a revised search and undertake the necessary action to put things right as soon as practically possible. You will be kept informed of the progress of any action required.

If you remain dissatisfied

While we aim to resolve your complaint first time, in the event that we are unable to resolve the issue to your satisfaction, ultimately you can contact a third party. Please make sure that you have followed the process above first, if not, your complaint will be passed back to us.



COMMERCIALDW
DRAINAGE AND WATER ENQUIRY

**Portsmouth Water Ltd
Public Record - Water Quality Summary
01/01/2014 to 31/12/2014
Havant Supply Zone**

General Information	ZONE – Havant	2014
Comments on Water Quality: A sample taken in February from a property in Cosham failed the PCV for Lead (10 ug/l) with a result of 11.0 ug/l. Lead is not present in the water that is supplied to this zone and the zone is considered to be optimised in terms of plumbosolvency treatment. A Water Regulations inspection found that there was lead pipework within the property – which the owner was already planning to remove as part of a redevelopment. In all other respects this water meets the chemical and microbiological requirements of the Water Supply (Water Quality) Regulations 2000 (Amendment) Regulations 2007		
Action taken to comply with Section 19 undertakings Phosphate is dosed in the water to reduce pick-up of lead from lead pipework		



Determinands Analysed

METALS		
SUBSTANCE TESTED	WHAT IT MEANS	REGULATORY STANDARD
Antimony	These metals can occur naturally in source water at low levels. Some may also come from plumbing systems and industrial processes. The standards provide wide safety margins on known levels of toxicity.	5.0 µg /l
Cadmium		5.0 µg/l
Chromium		50 µg /l
Nickel		20 µg/l
Mercury		1.0 µg /l
Selenium		10 µg /l
Aluminium	Aluminium occurs naturally and is also used during treatment to remove impurities. Concerns have been expressed about a link between aluminium and Alzheimer's disease, but there is no proven connection, although research on this is ongoing.	200 µg/l
Arsenic	This occurs naturally in water at low levels.	10 µg /l
Boron	Low levels of boron can be found in some waters due to its use in detergents.	1.0 mg/l
Copper	Traces of copper can sometimes be found in water, usually as a result of old, corroding plumbing or new plastic pipes. This can cause a metallic taste.	2.0 mg/l
Lead	Lead is rarely present in water sources but many properties built before the mid-1960's have a lead supply pipe or some lead plumbing. Portsmouth Water adds phosphate to most of the water supplied to reduce the amount of lead dissolved from pipes.	10 µg /l
Iron	Iron can naturally occur in some water sources and is removed during treatment. Iron in the water supplies may also be derived from old iron mains or domestic pipe work. This is not a health hazard, but can cause the water to become discoloured.	200 µg/l
Manganese	This can naturally occur in some water sources and is removed during treatment. Disruption to water mains can stir up sediment, containing manganese.	50 µg/l
Sodium	Sodium is a naturally occurring substance that can increase as an effect of softening the water. If you use a water softener you should retain an un-softened supply for drinking.	200 mg/l



NON-METALS		
SUBSTANCE TESTED	WHAT IT MEANS	REGULATORY STANDARD
Ammonium	Ammonia occurs naturally in many water sources. It is not harmful and is normally removed by treatment.	0.5 mg/l
Bromate	Bromate can potentially form when hypochlorite or ozone are used in water treatment. We control the treatment process tightly to minimize this.	10 µg/l
Chloride	Chloride occurs naturally in water but may give a salty taste to the water and contribute to corrosion.	250 mg/l
Cyanide	Cyanide is rarely found in water. When it is detected it is normally in areas of heavy industry.	50 µg/l
Fluoride	Fluoride occurs naturally at low levels in some of Portsmouth Water's supplies. None of our supplies are artificially fluoridated.	1.5 mg/l
Nitrate	Nitrate arises from the use of fertilizer on agricultural land.	50 mg/l
Nitrite	Nitrite occurs at much lower levels than nitrate and conversion from one form to another occurs readily. The regulations also require that the Nitrate:Nitrite ratio $[\text{nitrate}]/50 + [\text{nitrite}]/3 \leq 1.0$.	0.5 mg/l at Customers tap 0.1 mg/l at Water Treatment Works
Sulphate	Sulphate occurs naturally in water and comes from mineral deposits.	250 mg/l

BACTERIA		
SUBSTANCE TESTED	WHAT IT MEANS	REGULATORY STANDARD
Faecal Coliforms (E.coli)	These bacteria are specific inhabitants of the digestive systems of warm blooded animals. They are an indication of possible contamination (with other harmful bacteria possibly being present). Any detection is investigated as a matter of urgency.	0 per 100ml
Total Coliforms	These are bacteria that provide a general and very sensitive measure of microbiological quality. They are removed by water treatment processes, but where they are detected it is often because they can grow within taps in the home. Any detection is investigated as a matter of urgency.	0 per 100ml
Enterococci	As with coliforms, the presence of these organisms can indicate possible contamination in the water supply so they are investigated as a matter of urgency.	0 per 100ml
Colony Count at 37°C	Small numbers of bacteria can be present in treated water. The information obtained from these tests is used to maintain the efficiency of the water treatment processes and the cleanliness of water mains. Any unusually high levels are investigated.	No abnormal change from a long term average. Number per 1ml
Colony Count at 22°C		
Clostridium Perfringens	As with coliforms, the presence of these organisms can indicate contamination in the water supply so they are investigated as a matter of urgency.	0 per 100ml

ORGANIC CHEMICALS: PESTICIDES

SUBSTANCE TESTED	WHAT IT MEANS	REGULATORY STANDARD
Aldrin	Pesticides consist of chemicals used by farmers, local authorities and gardeners. The traces of these found in untreated water are typically far less than the maximum advised to protect public health.	0.03 µg/l
Dieldrin		0.03 µg/l
Heptachlor		0.03 µg/l
Heptachlor epoxide	The pesticides tested for will vary from area to area, depending on the usage of pesticides in the surrounding area of each water source.	0.03 µg/l
Other individual Pesticides		0.1 µg/l
Total Pesticides	This is the total amount of each pesticide detected in the water sample tested.	0.5 µg/l

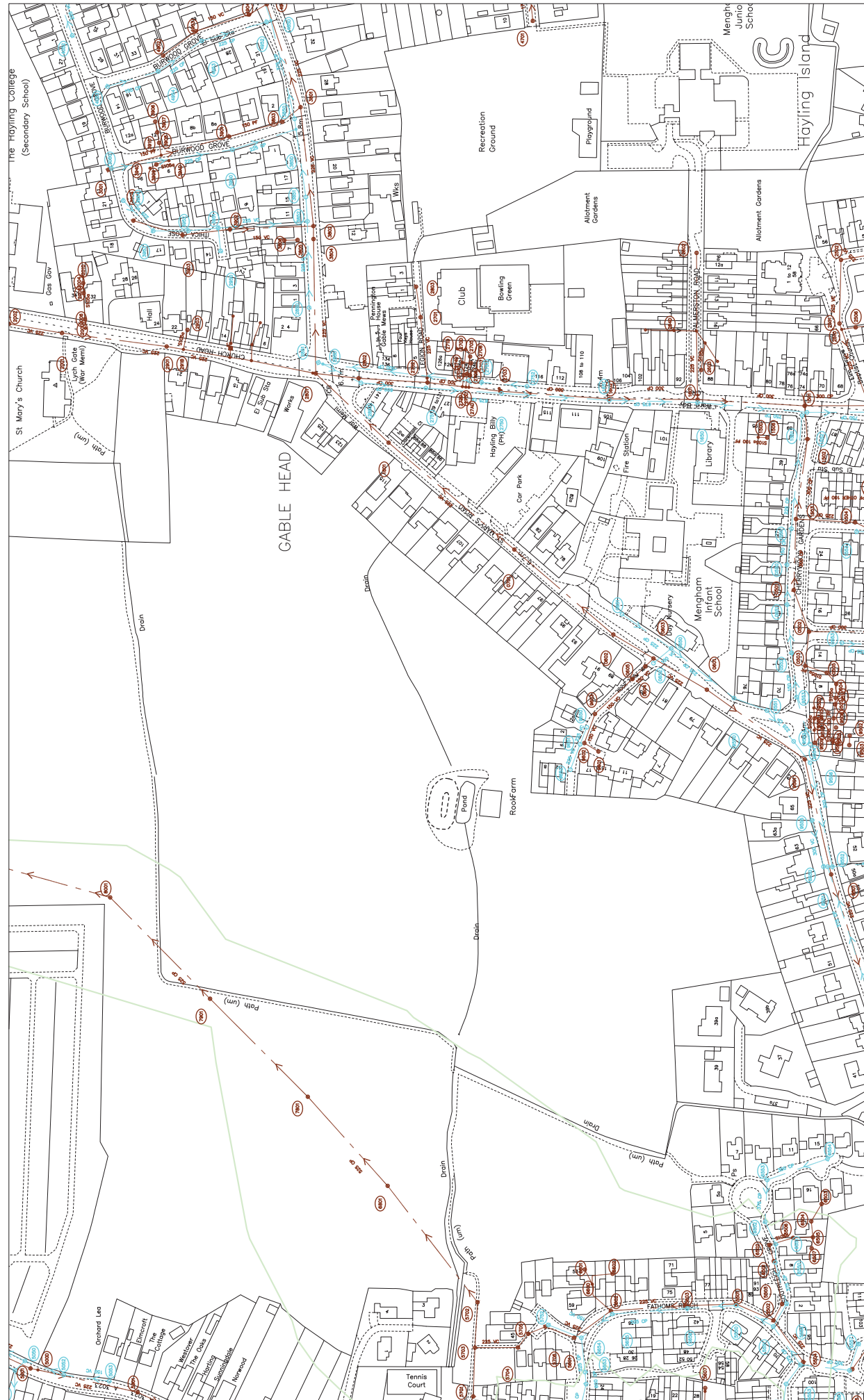
ORGANIC CHEMICALS: OTHERS

SUBSTANCE TESTED	WHAT IT MEANS	REGULATORY STANDARD
Benzene	Benzene is rarely found in water but is removed in treatment processes. It arises from petroleum products and industries.	1.0 µg/l
Trichloromethane ▲	These compounds are known as trihalomethanes (THM's). They are formed when chlorine comes into contact with organic compounds in untreated water.	100 µg/l (▲For the total amount of these four compounds)
Dichlorobromomethane ▲		
Dibromochloromethane ▲		
Tribromomethane ▲		
Tetrachloromethane	These substances are known as solvents. They arise from industrial processes and are removed from the water during the treatment stage.	3.0 µg/l
1,2 Dichloroethane		3.0 µg/l
Trichloroethene ✕ and Tetrachloroethene ✕		10 µg/l (✕For the total amount of these two compounds)
Benzo-a-pyrene	These compounds are known as polycyclic aromatic hydrocarbons (PAH's). They are rare substances and are seldom found in water. Where they do occur, the cause is usually coal tar pitch lining from iron mains.	0.01 µg/l
Benzo-b-fluoranthene *		0.1 µg/l (*For the total amount of these four compounds)
Benzo-k-fluoranthene *		
Benzo-ghi-perylene *		
Indeno-123-cd-pyrene *		



OTHER PARAMETERS		
SUBSTANCE TESTED	WHAT IT MEANS	REGULATORY STANDARD
Colour	Chemical changes in the water source or pressure changes in the distribution main can give the water a tinge of colour.	20 mg/l Pt/Co
Conductivity	This is a measure of the level of natural mineral salts contained in the water. This is measured by passing an electrical current through the water.	2500 μ S per cm at 20°C
pH (Hydrogen Ion)	This is a measure of the acidity or alkalinity of the water. A pH of 7 is neutral.	Between 6.5 and 9.5
Taste Dilution Number	This is to check if the water has any unpleasant taste or smell. It is measured using panellists to taste and smell the water in strictly controlled conditions.	Dilution Number 0 at 25°C
Odour Dilution Number		
Temperature	Temperature is checked to monitor changes in the water system.	No legal limit
Total Chlorine	Sufficient chlorine is added to all our supplies to ensure the absence of harmful bacteria. Portsmouth Water also aims to keep the levels at customer's taps low to minimize associated taste and odour issues.	No legal limit
Free Chlorine		
Total Organic Carbon	TOC is a measure of the organic material present in the water. It varies naturally depending on the source of the water and is monitored for any unusual changes (which could be caused by oil spills or other pollutants).	No abnormal change
Turbidity	This is a measure of suspended material in the water.	4.0 NTU at Customers tap 1.0 NTU at Water Treatment Works

SEWER RECORDS PAGE 1 OF 2



O.S. REF. SZ7199NE		Drawn by: mondaln	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	 N	
		Scale: 1:2500			
Title: Land off St Marys Road		Date: 04/04/2016	Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530.		



Eric O'Connor
Enzygo Ltd
Samuel House
5 Fox Valley Way
Sheffield
S36 2AA

Your ref

Our ref
SWS-HANTS-CC-
005813

Date
13 October 2021

Contact
Tel 0330 303 0119

Dear Mr Connor,

Level 1 Capacity Check Enquiry: Land at Rook Farm, Hayling Island, Hampshire, PO11 9EH.

We have completed the capacity check for the above development site and the results are as follows:

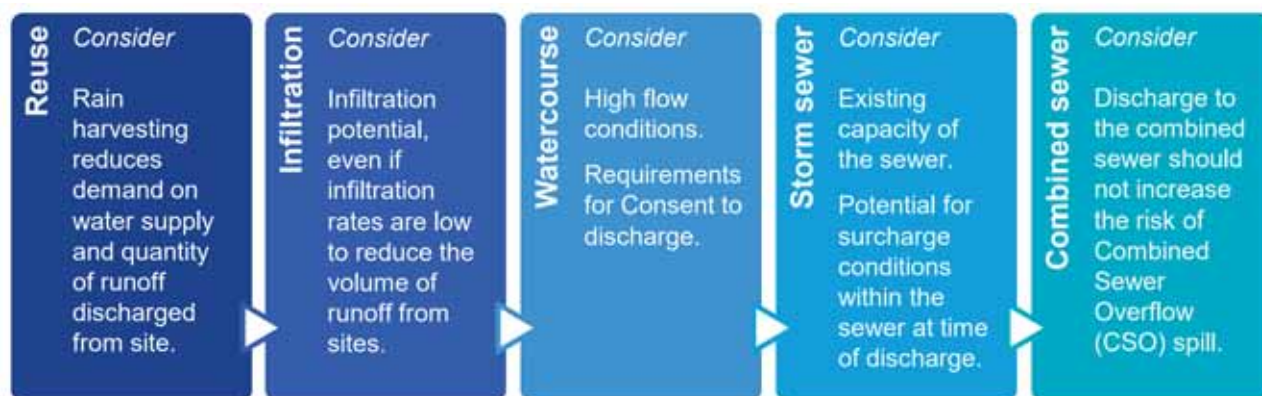
Foul Water

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of **1.97 l/s** for the above development at manhole reference SZ7199**5702**. Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless agreed by the Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

Surface Water

There is currently inadequate capacity within the local surface water network to accommodate a flow of **29.2 l/s** at manhole reference SZ7199**9555**. Please note, there are no surface water sewers with sufficient capacity in the vicinity of the development site.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.



Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

We would like to engage with you on the design for disposal of surface water, with a particular focus on the potential for incorporating Sustainable Drainage Systems (SuDS), for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.

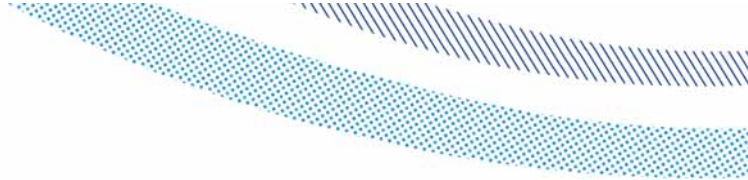
Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

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 manhole reference SZ7299**2853** which is located approximately **30m** East of the proposed development site.

Please note, the capacity assessment for surface water discharge at manhole reference SZ71999555 could not be completed due to the downstream sewer layout being uncertain in the asset database. It is recommended that an asset survey is undertaken from the proposed connection manhole SZ71999555 all the way to the surface water outfall (the location of which is unknown), to confirm the flow route and determine the pipe capacity.



It should be noted although there is theoretical capacity to accept your proposed flow into the surface water sewer at manhole reference SZ72992853 you will have to demonstrate that you have complied with the hierarchy of H3 of Building Regulations before approval for the discharge will be given. If connection to a surface water sewer proves to be the only viable means of disposal and should we have no option but to accept such discharge, then it should be at a rate set by the Lead Flood Authority who should set such a rate of discharge by consultation with us. The Lead Local Flood Authority (which may also be the Planning Authority) has the duty and obligation to deal with surface water matters including: Restrictions on the method of discharge of surface water from a development and on the rate and volume of discharge. They can also specify the frequency and duration(s) of the design rainfall used to calculate the discharge, including any allowance for climate change.

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: southernwater.co.uk/developing-building/connection-charging-arrangements

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: [Developer Services Portal \(southernwater.co.uk\)](https://southernwater.co.uk/developing-building/planning-your-development)

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.

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

Yours sincerely,

Growth Planning Team
Business Channels

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

Eric O'Connor

From: Eric O'Connor
Sent: 19 November 2021 11:17
To: Developer Services
Subject: FW: SWS-HANTS-CC-005813 - Land at Rook Farm, Hayling Island, Hampshire, PO11 9EH

Hi Lou,

Any update on this, if not, could you please chase again?

Kind Regards,

Eric

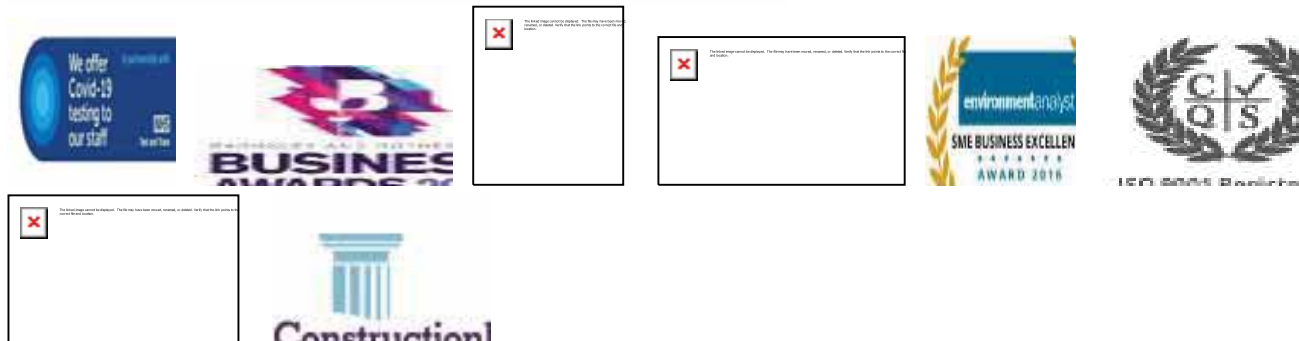
Eric O'Connor BSc (Hons), MSc, MCIWEM
Senior Hydrologist



Enzygo Ltd,
Offices in Bristol, Sheffield and Manchester

Tel: +44 (0) 114 321 5151 / 07710 549 218
Email: eric.oconnor@enzygo.com
Web: www.enzygo.com

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



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From: Eric O'Connor

Sent: 15 November 2021 11:51

To: Developer Services <Developer.Services@southernwater.co.uk>

Subject: RE: SWS-HANTS-CC-005813 - Land at Rook Farm, Hayling Island, Hmapshire, PO11 9EH

Hi Lou,

Thanks for the update. If this could be chased as a matter of urgency it would be appreciated as it is the last thing remaining for the application to be submitted and the standard response time has now lapsed.

Regards,

Eric

Eric O'Connor BSc (Hons), MSc, MCIWEM
Senior Hydrologist



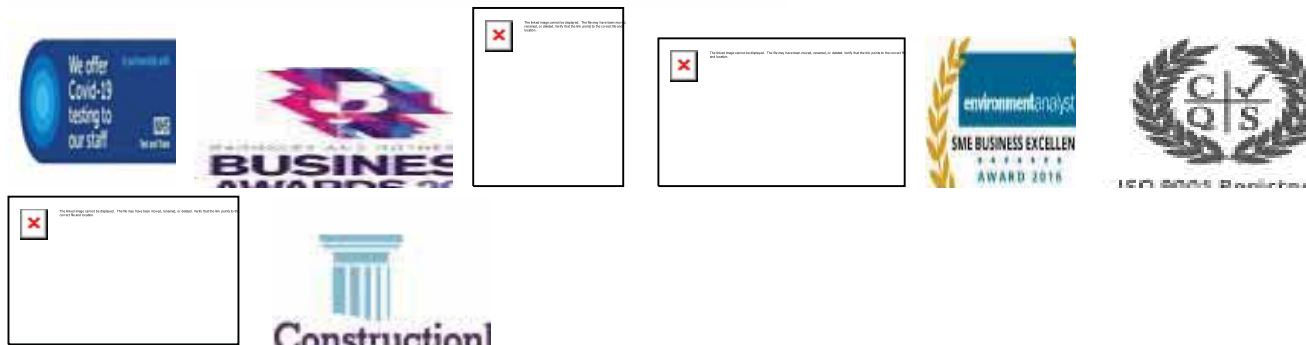
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From: Developer Services <Developer.Services@southernwater.co.uk>

Sent: 14 November 2021 12:53

To: Eric O'Connor <eric.oconnor@enzygo.com>

Subject: RE: SWS-HANTS-CC-005813 - Land at Rook Farm, Hayling Island, Hmapshire, PO11 9EH

Good afternoon,

Thanks for your email and sorry for the delayed reply.

I have chased this up again with the team and hope to have a response for you soon.

Thank you for your patience.

Kind regards,

Lou
Developer Services Service Desk Advisor
Business Channels

T. 0330 303 0119
southernwater.co.uk



From: Eric O'Connor [<mailto:eric.oconnor@enzygo.com>]

Sent: 09 November 2021 16:06

To: Developer Services <Developer.Services@southernwater.co.uk>

Subject: FW: SWS-HANTS-CC-005813 - Land at Rook Farm, Hayling Island, Hmapshire, PO11 9EH

Hi Lou,

Just wondered if there was an update on this?

Regards,

Eric

Eric O'Connor BSc (Hons), Msc, MCIWEM
Senior Hydrologist



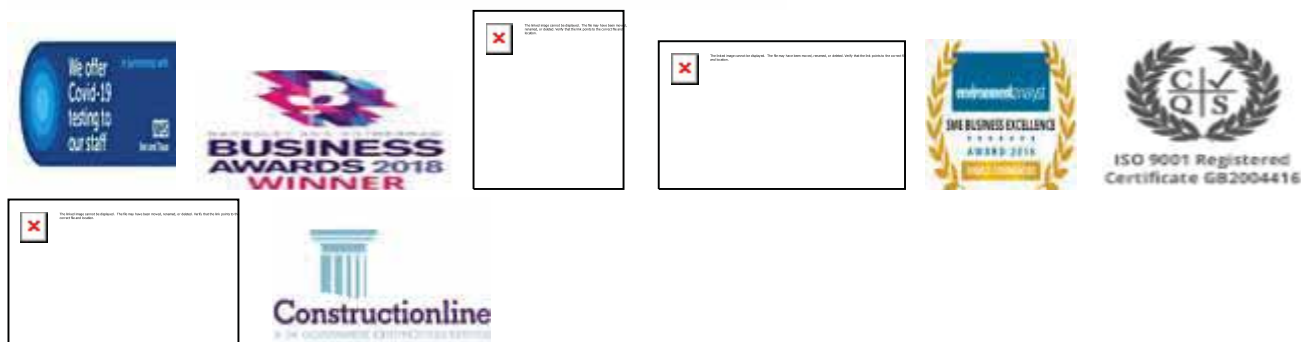
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From: Eric O'Connor
Sent: 02 November 2021 11:41
To: Developer Services <Developer.Services@southernwater.co.uk>
Subject: RE: SWS-HANTS-CC-005813 - Land at Rook Farm, Hayling Island, Hmapshire, PO11 9EH

Hi Lou,

That is correct, if you could get back to me ASAP it would be appreciated.

Kind Regards,

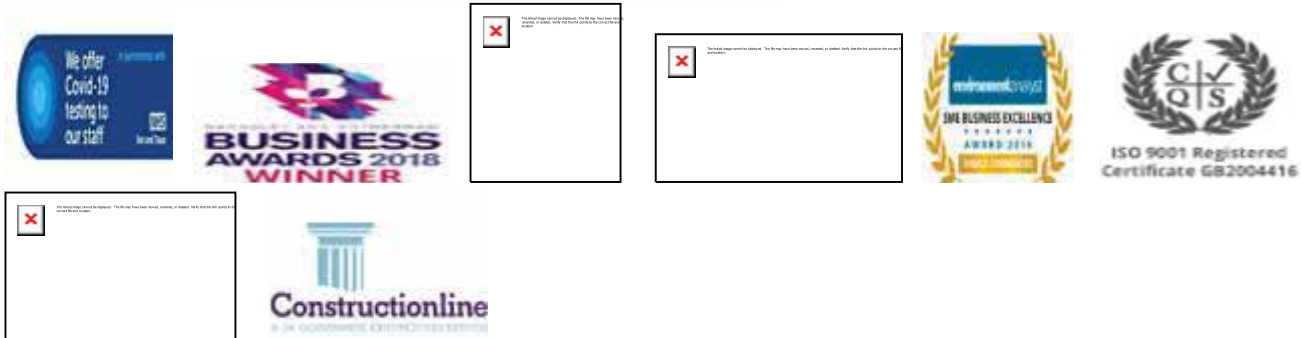
Eric

Eric O'Connor BSc (Hons), MSc, MCIWEM
Senior Hydrologist



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Web: www.enzygo.com



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From: Developer Services <Developer.Services@southernwater.co.uk>
Sent: 01 November 2021 16:48
To: Eric O'Connor <eric.oconnor@enzygo.com>
Subject: RE: SWS-HANTS-CC-005813 - Land at Rook Farm, Hayling Island, Hampshire, PO11 9EH

Good afternoon,

Thanks for your email and sorry for the delayed reply.

I have chased this up with the relevant team and they have asked for the following clarification;

The surface water flows are split between Northern and Southern site parcels i.e. 11.5l/s and 7.75 l/s. Are the flows 11.5 l/s discharging to MH 9555 and 7.75 l/s to MH 4751? Just double checking before we go ahead with reassessment for the maximum allowable flows.

Please could you advise on the above so that I can let the team know to progress.

Kind regards,

Lou
Developer Services Service Desk Advisor
Business Channels

T. 0330 303 0119
southernwater.co.uk



From: Eric O'Connor [<mailto:eric.oconnor@enzygo.com>]

Sent: 21 October 2021 10:45

To: Developer Services <Developer.Services@southernwater.co.uk>

Subject: FW: SWS-HANTS-CC-005813 - Land at Rook Farm, Hayling Island, Hampshire, PO11 9EH

To whom it may concern,

I was wondering if I could get an update on the below?

Kind Regards,

Eric

Eric O'Connor BSc (Hons), MSc, MCIWEM
Senior Hydrologist



Enzygo Ltd,
Offices in Bristol, Sheffield and Manchester

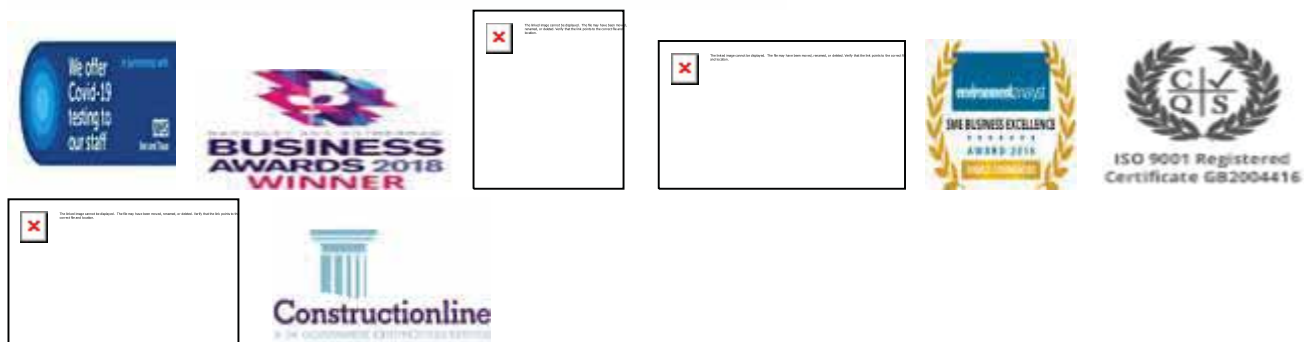
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From: Eric O'Connor

Sent: 14 October 2021 11:18

To: Developer Services <Developer.Services@southernwater.co.uk>

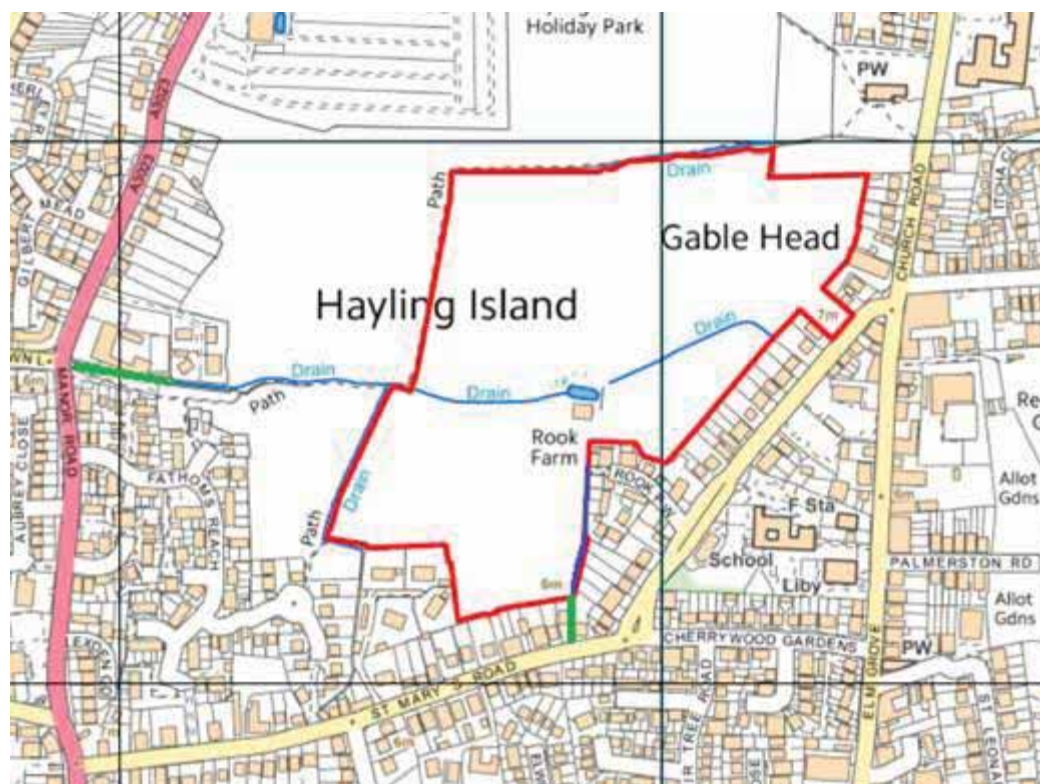
Cc: Elizabeth Austin <liz.Austin@enzygo.com>; Daniel Alstead <daniel.alstead@enzygo.com>

Subject: RE: SWS-HANTS-CC-005813 - Land at Rook Farm, Hayling Island, Hmapshire, PO11 9EH

Many thanks for your response on this.

I have a few follow up queries.

A Site walkover has been undertaken on the Site which confirmed a land drains presence on the south eastern boundary (see plan below). This was shown to be discharging into the Southern Water sewer at MH 9555 (culverted section shown in green). A further land drain bisects the Site from east to west which also enters a culvert and discharges into MH 4751 (assumed). The drainage strategy proposes to discharge into the land drains which in turn will discharge into the Southern Water sewer assets. The surface water will be attenuated to the 1 in 100-year+CC event and will discharge at the QBAR greenfield runoff rate. This will replicate the existing conditions (naturally draining this way currently) except will offer a betterment as runoff will be controlled across all return periods. Therefore, given we are not adding to the existing flows entering the system would runoff restricted to QBAR be acceptable into the surface water sewer. The flows have been calculated at 11.5l/s for the northern parcel draining into the central land drain and at 7.75l/s draining into the southern land drain. If we are unable to connect as per existing conditions what would be the maximum acceptable discharge rate?



Kind Regards,

Eric

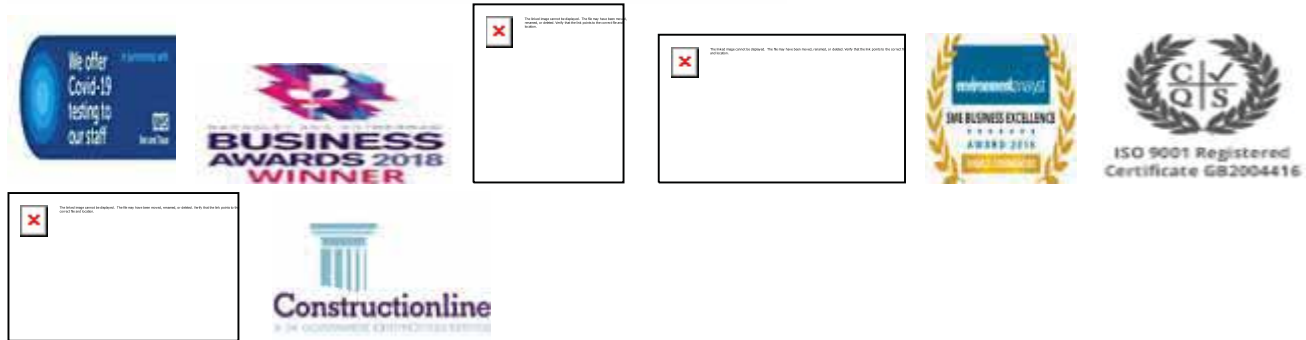
Eric O'Connor BSc (Hons), Msc, MCIWEM
Senior Hydrologist



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From: Developer Services <Developer.Services@southernwater.co.uk>
Sent: 13 October 2021 17:22
To: Eric O'Connor <eric.oconnor@enzygo.com>
Subject: SWS-HANTS-CC-005813 - Land at Rook Farm, Hayling Island, Hampshire, PO11 9EH

Dear Mr Connor,

Please find the Southern Water's response to your recent enquiry.

Yours sincerely,

**Growth Planning Team
Business Channels**

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

T. 0330 303 0119
southernwater.co.uk



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Eric O'Connor
Enzygo Ltd
Samuel House
5 Fox Valley Way
Sheffield
S36 2AA

Your ref

Our ref
SWS-HANTS-CC-
005813

Date
24 November 2021

Contact
Tel 0330 303 0119

Dear Mr Connor,

Level 1 Capacity Check Enquiry: Land at Rook Farm, Hayling Island, Hampshire, PO11 9EH.

We have completed the capacity check for the above development site and the results are as follows:

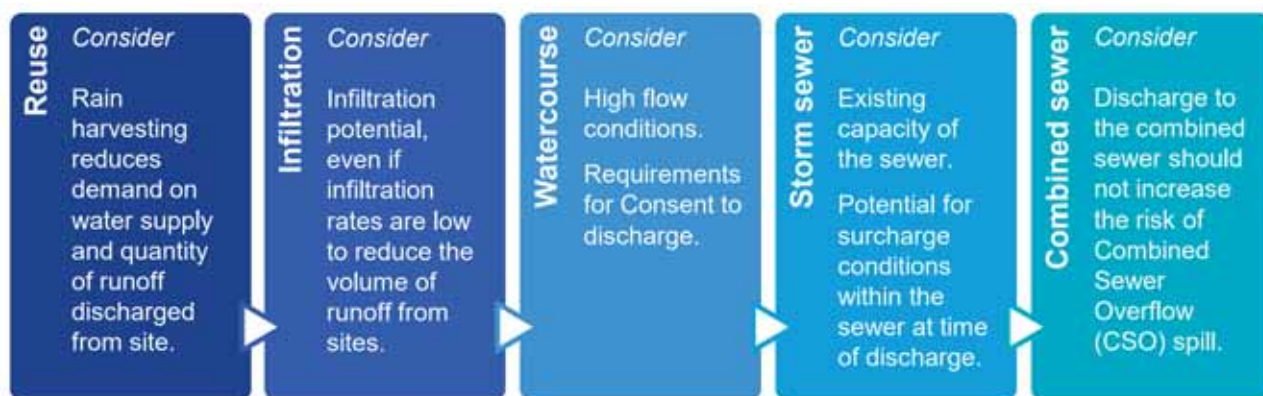
Surface Water

The enquiry has been reassessed to determine the capacity available for 11.5 l/s to MH SZ71999555 and 7.75 l/s to MH SZ71994751.

There is currently adequate capacity in the local surface water network to accommodate a maximum allowable surface water flow of **2 l/s** for the above development at manhole reference SZ7199**4751**.

Please note, the capacity assessment for surface water discharge at manhole reference SZ71999555 could not be completed due to the downstream sewer layout being uncertain in the asset database. It is recommended that an asset survey is undertaken from the proposed connection manhole SZ71999555 all the way to the surface water outfall (the location of which is unknown), to confirm the flow route and determine the pipe capacity.

Although capacity in the surface water network has been identified, in all situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.



Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

We would welcome the opportunity to engage with you on the design for disposal of surface water, with a particular focus on the potential for incorporating Sustainable Drainage Systems (SuDS), for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water.

Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

It should be noted that although the above assessment indicates that there is capacity available for your proposed surface water flows the LLFA (Local Lead Flood Authority) may impose/request that a lower flow is discharged to the public surface water sewer.

If the excess surface water flows are to be attenuated on site, it could have a significant effect on any proposed Sewer Adoption (S104) Agreements. Any attenuation proposals should be agreed before any works are implemented on site. Where capacity is limited/restricted, agreement should be sought if you are to include any highway drainage within your proposals as Southern Water is not obligated to accept highway flows.

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: [Developer Services Portal \(southernwater.co.uk\)](https://southernwater.co.uk/Developer-Services-Portal)

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.



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

Yours sincerely,

Growth Planning Team
Business Channels

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

Appendix 4 – Environment Agency Correspondence

Eric O'Connor

From: Partnership and Strategic Overview team, HLOW <psohlow@environment-agency.gov.uk>
Sent: 08 March 2018 15:43
To: Eric O'Connor
Cc: SSD Enquiries
Subject: Flood Risk Information for St Mary's Road - Ref: SSD/74731
Attachments: Flood Map for Planning (Rivers and Sea).pdf; Risk of Flooding from Surface Water.pdf; Open Government Licence.pdf; uFMfSW Fact Sheet.pdf

Dear Eric

Enquiry regarding Product 4 for Land North of St Mary's Road, Hayling Island, PO11 9DF

Thank you for your enquiry which was received on 29 January 2018.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004. The information is attached.

We can confirm that the above property/site is located in Flood Zone 1 - an area where the chance of flooding from both rivers and the sea has been assessed as less than 0.1% in any year (1 chance in 1,000 in any year).

The Environment Agency has no record of flooding to this property/area. Please note our records are not comprehensive and may not include all events. I recommend contacting the Lead Local Flooding Authority, Hampshire County Council or the Local Authority, Havant Borough Council for a more comprehensive flood history check.

The Environment Agency is not aware of any flood defences in this area.

[FRA advisory text](#)

Name	Product 4
Description	Basic / Detailed Flood Risk Assessment Map for Land North of St Marys Road, Hayling Island, PO11 9DF
Licence	Open Government Licence
Information Warnings	N/A
Information Warning - OS background mapping	<i>The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply to this background mapping. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which the Environment Agency makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.</i>
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2017 Ordnance Survey 100024198.

Data Available Online

Many of our flood datasets are available online:

- Flood Map For Planning ([Flood Zone 2](#), [Flood Zone 3](#), [Flood Storage Areas](#), [Flood Defences](#), [Areas Benefiting from Defences](#))
- [Risk of Flooding from Rivers and Sea](#)
- [Historic Flood Map](#)
- [Current Flood Warnings](#)

Please get in touch if you have any further queries or contact us within two months if you'd like us to review the information we have sent.

Yours sincerely,

Aimee Cox

**Partnership and Strategic Overview team, Hampshire and Isle of Wight
Environment Agency**

Direct dial 020 8474 5815

Email psohiow@environment-agency.gov.uk

Part Time Tuesday, Wednesday, Thursday and Friday

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Eric O'Connor

From: Partnership and Strategic Overview team, HIOW <psohiow@environment-agency.gov.uk>
Sent: 10 August 2021 08:49
To: Eric O'Connor
Cc: SSD Enquiries
Subject: RE: 210804 SSD227950 - FRA Consultation
Attachments: Open Government Licence.pdf

Hi Eric,

There have been no changes since you received the previous data, and therefore the information is still valid.

Kind regards,

Callum Robins

Flood Risk Support Officer | South East Hampshire & IOW

Environment Agency | Partnership & Strategic Overview | Chichester Office, Oving Road, Chichester, PO20 2AG

Email: psohiow@environment-agency.gov.uk

From: SSD Enquiries
Sent: 04 August 2021 11:21
To: Partnership and Strategic Overview team, HIOW <psohiow@environment-agency.gov.uk>
Subject: 210804 SSD227950 - FRA Consultation

Hi team,

Please see the below customer request for an update on a previous response – please investigate further.

RDD is 17 Aug, however I shall acknowledge the customer and say that we will respond to them as soon as we are able to.

Kind regards

Nick

Nick Allen

Customers & Engagement Officer | Environmental Planning and Engagement | Solent and South Downs Area |

Environment Agency | Romsey District Office, Canal Walk, Romsey, SO51 7LP

nick.allen@environment-agency.gov.uk

External: 0208-474-9096 Internal: 29096

From: Enquiries, Unit
Sent: 21 July 2021 16:14
To: 'Eric O'Connor' <eric.oconnor@enzygo.com>
Subject: 210721/GS57 FW: FRA Consultation

Dear Eric,

Given the date of the enquiry, our data is unlikely to have significantly changed. Nevertheless, I have passed your email to our local customer team to check and confirm this for you.

Kind regards,

Graham Shoebridge
Customer Service Adviser
National Customer Contact Centre
Environment Agency
Tel: 03708 506 506
Web Site: www.gov.uk/environment-agency

Click an icon to keep in touch with us:-



From: Eric O'Connor [<mailto:>]
Sent: 19 July 2021 11:56
To: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Subject: FRA Consultation

To whom it may concern,

Enzygo previously undertook a FRA consultation for Land off St Marys Road, Hayling Island. The following response was received from the Environment Agency (attached). I was just wondering if this information was still valid?

Kind Regards,

Eric

Eric O'Connor BSc (Hons) MSc MCIWEM
Senior Hydrologist
Tel: +44 (0) 114 321 5151 / 07710 549 218
Email: eric.oconnor@enzygo.com
Web: www.enzygo.com



COVID-19 STATEMENT

During this unprecedented period of the global pandemic COVID-19, please be advised that **Enzygo Ltd** are implementing the following protocols;

- We are following Government and WHO guidelines;
- We are asking that all non-essential meetings are completed via conference/video call rather than face to face;
- We are continuing to undertake site surveys and assessments following guidance on self-isolation and social distancing;
- We are being flexible with our employees who need to work from home.

We are committed to providing a high quality service to our clients. During this unprecedented event, ensuring the wellbeing of our dedicated team is paramount and our employees may be unable to work

or need to work from home. We appreciate in advance your understanding if some communications are delayed.

All of our staff are able to homework with access to our IT and phone systems which will provide minimal disruption to our service.

Enzygo Ltd,
Offices in Bristol, Sheffield and Manchester

Landscape, Hydrology, Permitting, Ecology, Geo-environmental, Noise, Transport, Planning and Arboriculture

Tel: +44 (0) 114 321 5151

Email: @enzygo.com

Web: www.enzygo.com

Registered Office: Stag House, The Chipping, Wotton under Edge, GL12 7AD

Registered in England & Wales registered number: 06525159 VAT number: 238 259677



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Appendix 5 – Hampshire County Council Correspondence



Hampshire County Council

Anna-Lisa Morse
Enzygo Ltd
Samuel House,
First Floor,
5 Fox Valley Way, Stockbridge,
Sheffield S36 2AA

*Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Planning)
Textphone 0300 555 1390
Fax 01962 847055
www.hants.gov.uk

<i>Enquiries to</i>	Flood & Water Management	<i>My reference</i>	LLFA/Pre-app/2018/0003
<i>Direct line</i>	01962 846730	<i>Your reference</i>	C4C 100703372
<i>Date</i>	20 th March 2018	<i>E-mail</i>	Swm.consultee@hants.gov.uk

Dear Sir,

Re: St Mary's Road, Hayling Island PO11 9DF

We refer to your request for pre-application advice on 6th February 2018. At this stage a meeting was not felt necessary.

Pre-application advice

As the Lead Local Flood Authority (LLFA) Hampshire County Council is a statutory consultee for Surface Water Drainage on applications for major development. This new role started on 15 April 2015 and requires Hampshire County Council to be consulted on these developments when a planning application is received by the Local Planning Authority. Further to this we have a regulatory role in relation to consenting works on ordinary watercourses.

Historic Flooding information

We have reviewed our records of flood incidents for this area and have the following records of flooding within a 500m radius of the site. Other flood events may also have occurred however they either may not have been reported or events may have occurred prior to 2012 – HCC records have only been maintained since then. The EA may hold data on flood events prior to this date.

- **13023:** pluvial event in 2011-12 on Beech Grove/Gable Head. This was deemed lack of ditch capacity. A large soakaway had been installed in 2002 and further works are required but agreement is necessary from the landowner
- **OW/2015/0075:** Church Road – Surface water flooding from a neighbouring campsite due to a blocked culvert and unmaintained watercourse

There is a range of modelling information which highlights the potential risk from surface water flooding in a GIS format. Each model makes different assumptions regarding drainage provision, permeability of the area, routing around buildings etc. Therefore, each model should be considered. The different models are as follows:

- Areas susceptible to surface water flooding (AStSWf)
- Flood Map for Surface Water (FMfSW)
- Updated Flood Map for Surface Water (uFMfSW)

The FMfSW 1:100 shows the highest level of flooding within the site. At a 1:100 storm return period this highlights areas at risk within the site which are likely to be localised low spots.

In general it is considered that the surface water flood risk within the site boundaries is low and providing flow routes are considered should be manageable. The site is within **Flood Zone 1** only. The River Waterbody Catchment is East Hampshire.

For information regarding Fluvial flooding please contact the Environment Agency. For coastal flooding please contact either the EA or the Local Planning Authority – Havant Borough Council.

For information regarding foul flooding, please contact the relevant sewerage provider – Southern Water.

Ordinary Watercourse consenting

There are no ordinary watercourse consents that have been granted by Hampshire County Council in this area.

HCC note that the site has a number of drains/ditches crossing and bounding the site. If any works to these ordinary watercourses impact on capacity they will require Ordinary Watercourse Consent. Please refer to the HCC [OWC website](#) for further information and the forms for consents. Consenting process takes approximately 2 months.

Drainage Assets

Please refer to the attached map which shows Hampshire CC drainage assets.

Surface Water drainage

Some generic assumptions have been made within this response as we currently have no details of the proposed drainage scheme. If at a later date a telephone conference or meeting is required this can be arranged.

Summary of Development and location:

- The site lies west of a SINC – Tournurbury Farm A is an environmentally designated site and therefore potential flood risk to this site should be managed accordingly, increasing or decreasing rates and volumes of surface water to this site may have an affect on its ecological nature and values. Data relating to the SINC can be obtained from HCC HBIC team:
<https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre>.

Potential existing flooding constraints:

- The site is currently Greenfield therefore proposed discharge rates and volumes must not exceed existing Greenfield runoff rates.
 - Existing pond on site – *HCC recommend that investigations to be made as to whether this can be used as part of the surface water drainage strategy*
 - Existing ditch network – *HCC recommend they be mapped and investigated fully to establish whether they can/should be incorporated into the strategy.*
- Note: Ditches on boundary with adjacent landowners will require permission from them as joint riparian owner and to discuss future maintenance liabilities.

Drainage proposals:

- Site investigations will be required to determine whether infiltration drainage is feasible (best practice requires that drainage via infiltration is considered at the outset before alternative SuDS features are investigated). Infiltration tests must be undertaken in accordance with BRE365.
- Where possible green corridors should be used to take exceedance flows and follow modelled flow routes thereby mimicking the existing situation.
- Surface level SuDS features such as permanent wet ponds would be considered highly beneficial from both a water quality and quantity point of view as well as providing the site with bio-diversity and amenity value and should be considered at the outset.
- Increased tree planting – particularly within public open space and as tree belts along with areas of vegetation naturally slow down water and increase infiltration. Appropriately selected tree species can also intercept up to 60% of rainfall.
- As stated on the HCC website we would expect to have demonstrated existing Greenfield runoff rates and volumes as well as proposed rates and volumes to reflect existing
- HCC would expect to see reference made to a maintenance/management plan in the Surface Water Drainage Plan for all SuDS features within the site – who will be responsible for which features. HCC Highways currently will consider adoption of SuDS features that take Highways run-off only.

Highway Authorities have a statutory duty to drain the publicly maintainable highway; they have no statutory or common law duty to carry non-highway surface water in publicly maintainable highway drains.

In order to protect the integrity of the highway drainage network, it is usual practice for Highway Authorities to decline formally to accept any non-highway surface water into their highway drainage systems; in this way the Highway Authorities retain as much control as possible over the quality and volume of the water carried by and discharged from their systems and avoid the risk of them, at the taxpayers' expense, having to accept any liability for the discharge of pollutants or for capacity-related flooding resulting from contaminants or from increased runoff entering the highway drainage systems from non-highway surface water drains.

In relation to new roads HCC Highways would only consider their adoption, if the associated drainage system only takes highway water, if a combined system is proposed HCC would adopt the gullies and links but runoff must discharge into a statutory undertakers system.

The Water Industries Act 1991 does not make provision for two water companies to be on the same site, such that if Southern Water had responsibility for foul then SSE could not deal with storm water. Early engagement by the developer with Statutory Undertakers should therefore be encouraged if roads are to be considered by HCC for adoption. For further advice please contact:

AssetManagementSchemeConsultation.Shared@hants.gov.uk

- *We would recommend consideration of phasing work in particular SuDS features throughout the construction period in order to ensure they are protected and thereby work effectively following completion of the works.*

Drainage Provision

The SuDS Manual Ciria C753 provides best practise and design advice on SuDS design and should be referred to during the design process. Drainage systems should look to mimic the natural processes as far as practicable, collecting and storing / infiltrating rain water as close to the source as possible. If infiltration is not possible, attenuation options should be considered with a controlled outfall so that water leaving the site is minimised and the 'peak runoff value' flattened.

The site geology appears to be located on bedrock of Portsmouth Sand Member and Whitecliff sand to the south and London Clay formation to the north. The superficial layer is River Terrace Deposits.

Vulnerability of site from surface or ground water information

- The site itself is not shown to be vulnerable to surface water in a 1 in 30 year rainfall event.
- There does not appear to be significant vulnerability from ground water flooding however much of Hampshire is prone to high levels of groundwater so further investigations would be recommended.

For further information on the vulnerability of the area from either surface water or river/sea flooding, please see the maps available from the Environment Agency on the .GOV website: <http://maps.environment-agency.gov.uk/> and more specifically for flood zones: <https://flood-map-for-planning.service.gov.uk/>

Hampshire also have a draft [Groundwater Management Plan](#) that was never published but is available on our website which contains useful information

HCC prepared [Surface Water Management Plans](#) which are available on our website however these will be replaced by Catchment Approach Plans over the forthcoming months.

Planning requirements

Hampshire County Council's website lists all the information required when assessing planning applications. This information should be provided within a Flood Risk Assessment, Drainage Strategy, drawings and calculations.

We would recommend the inclusion of an executive summary to provide key information in a more accessible format or use the checklist provided on our website.

The County Council requirements, and guidance, in relation to the Lead Local Authority Role can be found on our [website](#).

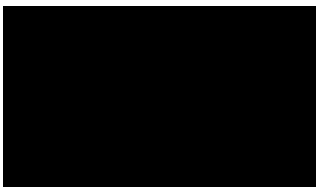
Please note: the Environment Agency guidance relating to climate change was updated in February 2016. A [link](#) is provided on the County Council webpage. *We would expect that the system is tested to a 40% climate change uplift.*

We would also expect to see a suitable allowance for urban creep, this factor reflects the future predicted increase of urban development, and with it, the increase of the impervious area. An allowance of 10% on impermeable areas is suitable in relation to confirming that the proposed system is acceptable.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

If you have any queries on this pre-application advice please contact the FWM Team quoting the above reference.

Regards



FWM Team
fwm@hants.gov.uk

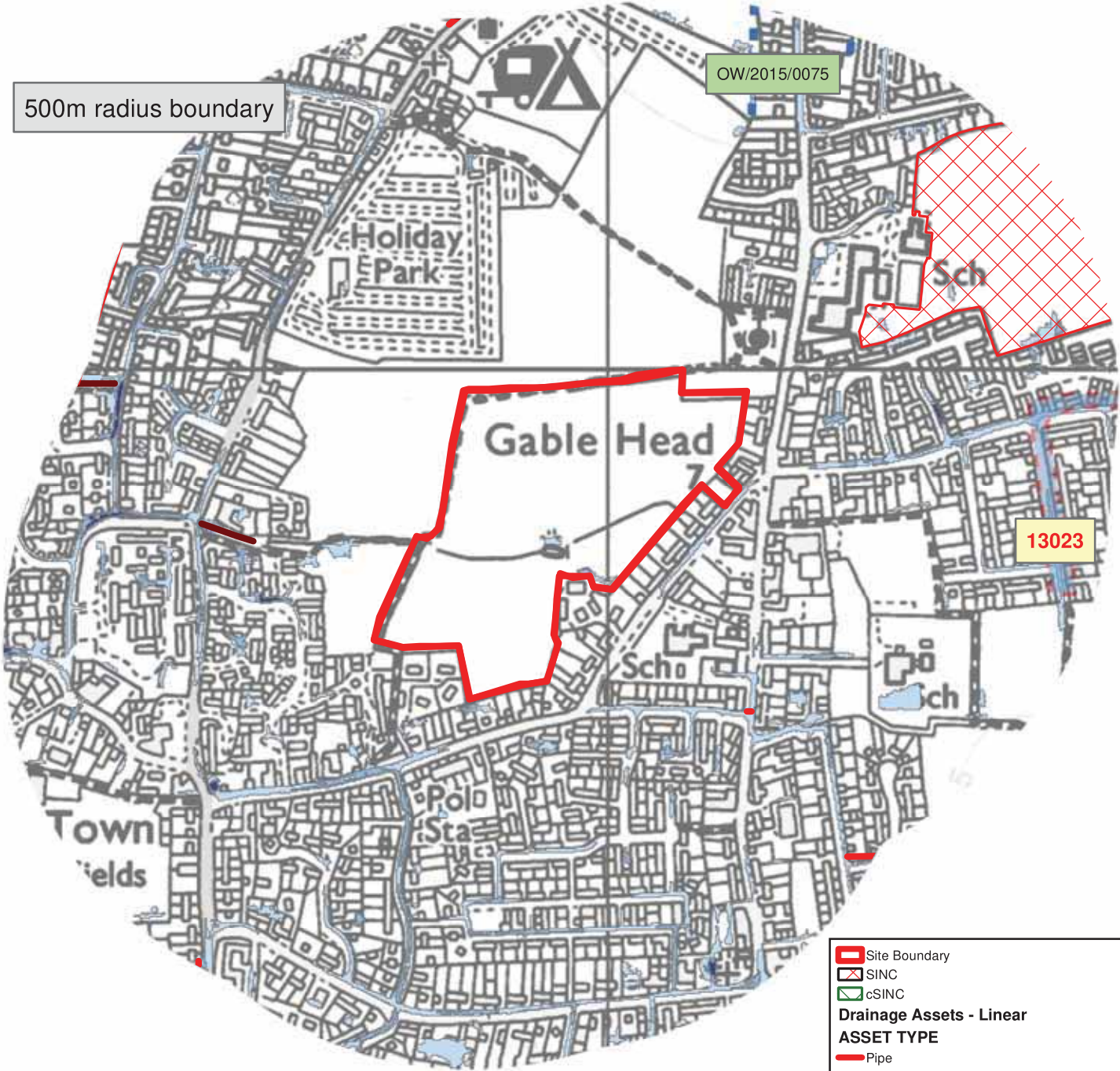
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- 5.** I am aware of the Hampshire FWM Team charging schedule and understand I may be charged for the advice.

Enquiry No: C4C 100703372
Ref No: LLFA/Pre-app/2018/0003
Date: 20.03.18
Site: St Mary's Road Hayling Island

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Site Boundary

SINC

cSINC

Drainage Assets - Linear

ASSET TYPE

Pipe

Culvert

Linear Drain

Ditch

Filter Drain

Rubble Drain

Foul Sewer

Surface Water Sewer

Terminal Soakaway

Bridges

Recorded Highway Flooding in Hampshire

Flood Investigations 2012-2015

Type of Flooding

No Value

External Flooding Incident

Fluvial Flooding

Foul Water

Groundwater Flooding

Internal Flooding Incident

Surface Water Flooding

Watercourses

Updated Flood Maps for Surface Water (High)

Updated Flood Maps for Surface Water (Medium)

Updated Flood Maps for Surface Water (Low)

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