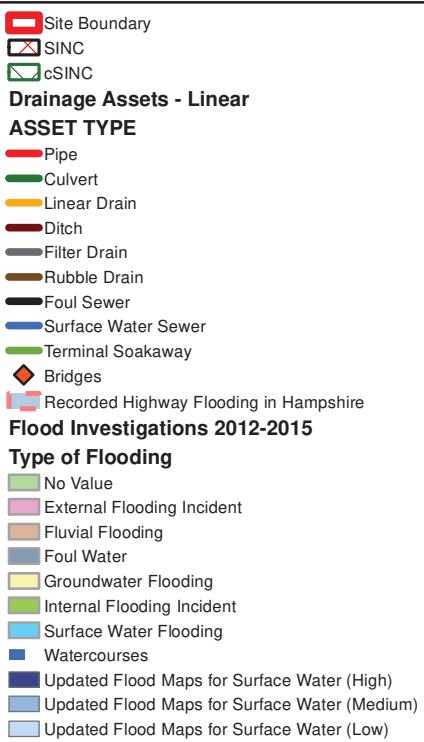
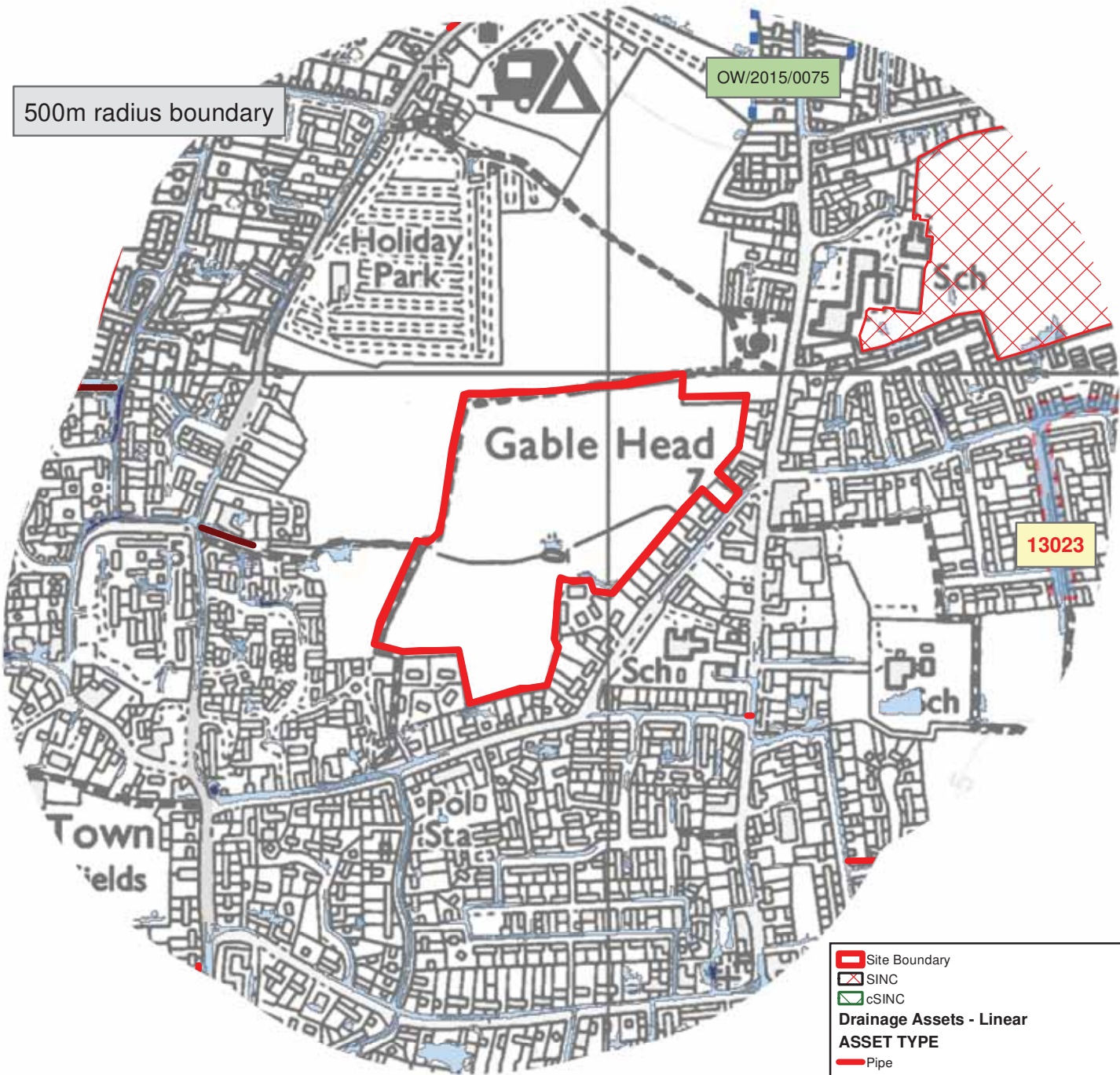


Enquiry No: C4C 100703372
Ref No: LLFA/Pre-app/2018/0003
Date: 20.03.18
Site: St Mary's Road Hayling Island

© Environment Agency 2018, All Rights Reserved



© Crown copyright and database rights 2018 Ordnance Survey 100019180. Use of this data is subject to terms and conditions. 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 HCC 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 Ordnance Survey

Eric O'Connor

From: Partnership and Strategic Overview team, HLOW <psolow@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

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

Click [here](#) to report this email as spam



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 – Tournerbury 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](#).

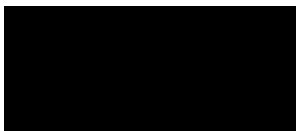
Please note: the Environment Agency guidance relating to climate change was updated in February 2016. A [link](#) is provided on the County Council webpage. *We would expect that the system is tested to a 40% climate change uplift.*

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

Users' declaration

I understand that in using advice provided by the Hampshire Flood and Water Management Team I am aware of the following:

- 1.** The Flood and Water Management (FWM) Team is part of Hampshire County Council ("We/Us/Our"). The Council holds copyright of this information and advice on behalf of the FWM team except where service level agreements state otherwise. No direct reproduction of this advice will be allowed as a direct copy, except for the purpose of Environment Information Requests.
- 2.** Advice provided by the Hampshire FWM Team will only be used for the purpose stated and will not be stored beyond the life of the project for which it was acquired.
- 3.** Any personal information supplied in association with these records will not be used, copied, or passed to any third party without the consent of the Hampshire FWM Team and in accordance with the Data Protection Act.
- 4.** Whilst every reasonable effort is made to validate information supplied to and by the Hampshire FWM Team owing to the dynamic and judgmental nature of information relating to flooding, the Hampshire disclaims any responsibility for the accuracy or comprehensiveness of the information supplied, and accepts no liability for any indirect, consequential, or incidental damages or losses arising from use of the information.
- 5.** I am aware of the Hampshire FWM Team charging schedule and understand I may be charged for the advice.



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:

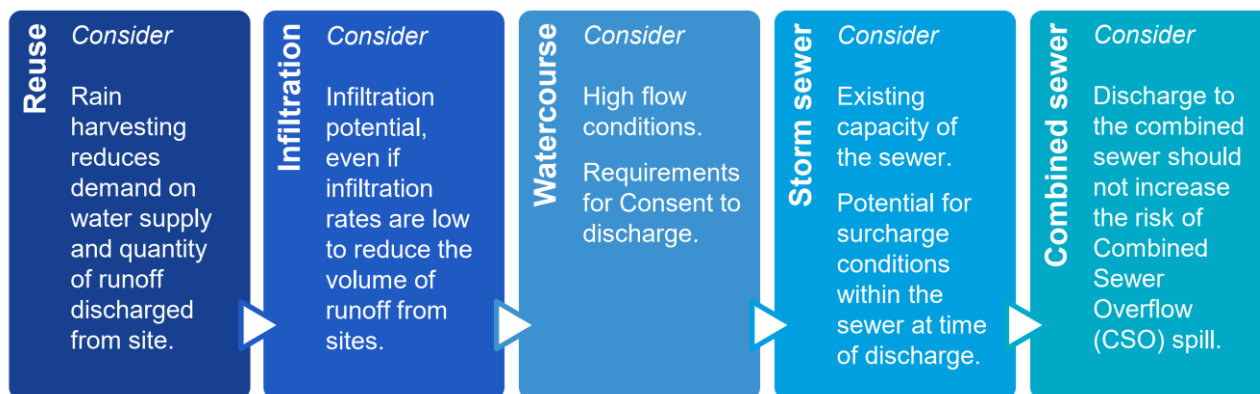
Foul Water

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](https://www.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/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



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).



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

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

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

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



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).



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

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



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



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

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



from
Southern Water

This e-mail is intended solely for the person or organisation to which it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you are prohibited from copying, disclosing or distributing this e-mail or its contents (as it may be unlawful for you to do so) or taking any action in reliance on it. If you receive this e-mail by mistake, please delete it then advise the sender immediately. Without prejudice to the above prohibition on unauthorised copying and disclosure of this e-mail or its contents, it is your responsibility to ensure that any onward transmission, opening or use of this message and any attachments will not adversely affect your or the onward recipients' systems or data. Please carry out such virus and other such checks as you consider appropriate. An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices. This e-mail is issued by Southern Water Services Limited, company number 2366670, registered in England and having its registered office at Southern House, Yeoman Road, Worthing, BN13 3NX, England. In sending this e-mail the sender cannot be deemed to have specified authority and the contents of the e-mail will have no contractual effect unless (in either case) it is otherwise agreed between Southern Water Services Limited and the recipient.

This message has been scanned for malware by Websense. www.websense.com

Click [here](#) to report this email as spam.



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:

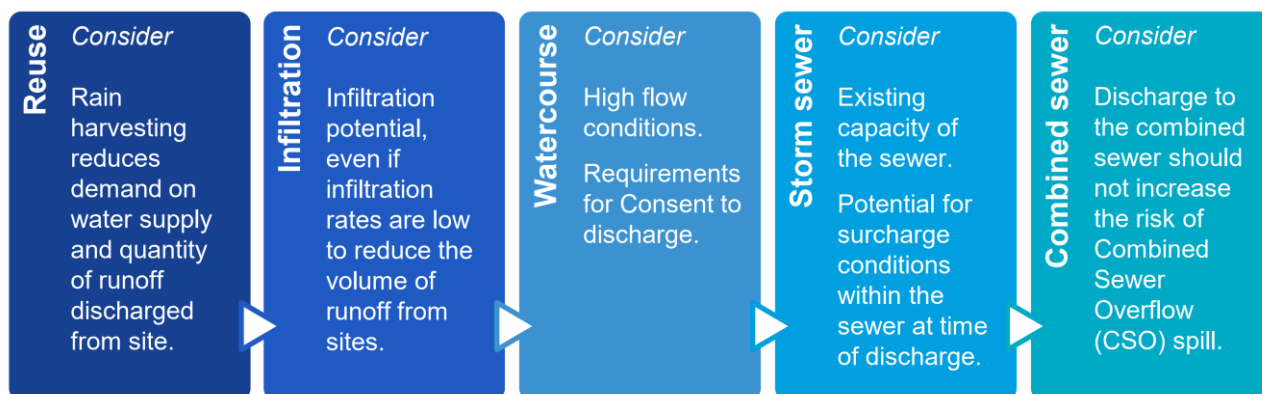
Surface Water

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