

Technical Drainage Note:

212–218 London Road, Waterloooville, PO7 7AJ

**Prepared in response to consultation comments
from Southern Water and Portsmouth Water.**

March 2026

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1. Introduction

This note has been prepared to respond to consultation comments from Southern Water and Portsmouth Water in relation to foul and surface water drainage arrangements for the proposed development at 212–218 London Road, Waterloooville.

The proposals comprise the partial retention of the ground floor commercial unit and the conversion and extension of the existing building to provide residential accommodation above.

This note confirms the existing drainage arrangements serving the building and demonstrates that the proposed development does not conflict with existing sewer infrastructure.

2. Existing Drainage Infrastructure

A CCTV drainage survey has been undertaken to confirm the routing and condition of the existing foul drainage system serving the building.

The survey confirms that the existing foul drainage network discharges to the public sewer and that the pipework is in good condition with no structural or service defects recorded.

The surveyed foul drainage pipework connects from the internal drainage system to the public sewer via the existing manhole connection.

The CCTV inspection confirms the drainage system is serviceable and suitable for continued use by the proposed development.

3. Sewer Location and Easement

Southern Water records identify an existing 150 mm foul gravity sewer (150 VC) crossing the northern part of the site, with additional sewer infrastructure located within the adjacent highway corridor.

Southern Water guidance requires a minimum stand-off distance of 3 metres either side of the sewer alignment in order to protect the infrastructure and maintain access for maintenance. The proposed development layout has been reviewed against the recorded sewer location.

The design confirms that:

- No building works are proposed within the sewer easement corridor
- No excavation or structural loading occurs within the protection zone
- The proposed building footprint remains outside the required stand-off distance

The plan below illustrates the recorded sewer alignment relative to the proposed development footprint. A minimum clearance of approximately 3.7 metres is maintained between the sewer alignment and the proposed structure, exceeding the required stand-off distance.



Figure 1 – Sewer alignment and stand-off distance relative to proposed development

The sewer alignment illustrated in Figure 1 has been derived from Southern Water asset records and verified against information obtained from the on-site CCTV drainage survey. An extract of the Southern Water asset location plan is included in Appendix B for reference.

4. Foul Water Drainage Strategy

All foul drainage from the proposed development will discharge to the existing soil vent pipe and internal drainage infrastructure within the building footprint.

The existing drainage network connects directly to the public sewer via the existing connection point already serving the building.

No new connections to the public sewer are proposed.

The proposed development therefore continues to utilise the established drainage infrastructure serving the site.

5. Surface Water Drainage

The proposed development replaces the existing dual pitched roof structure with a flat roof arrangement.

This results in a reduction in overall roof surface area compared with the existing building and therefore reduces the potential surface water runoff from the site.

Surface water will continue to discharge via the existing drainage network serving the building.

No infiltration drainage or deep bore soakaways are proposed as part of the development.

6. Groundwater Protection

The site lies within a sensitive groundwater catchment associated with the Havant and Bedhampton Springs.

Construction works will be undertaken in accordance with standard environmental protection measures to prevent contamination of groundwater resources.

Any construction phase environmental controls will be addressed through appropriate construction management procedures implemented during the build phase.

7. Conclusion

The proposed development utilises the existing drainage infrastructure serving the building and does not introduce additional drainage connections to the public sewer.

The CCTV drainage survey confirms the existing foul drainage system is in good condition and suitable for continued use.

The development layout maintains a stand-off distance exceeding 3 metres from the recorded sewer alignment, ensuring that existing sewer infrastructure remains protected and accessible.

The proposals therefore address the consultation comments raised by Southern Water and Portsmouth Water in relation to drainage and sewer infrastructure.

Appendix A

CCTV Drainage Survey Report

CCTV Inspection Report

**212-218 LONDON ROAD
WATERLOOVILLE
PO7 7AJ**

18/02/2026

Job Number: JB15013

24/7 Drainage Solutions Ltd

Room 12A Brambles, 14 Somerset House,
Hussar Court, Waterlooville, PO7 7SG
Tel: 0800 955 7066
info@247drainagesolutions.co.uk



Project Information

Job Number
JB15013

Surveyed by (Operator)
BILLY LINK

Base Unit
I59IP4VEKV

Date
18/02/2026

Client Details:

ROMA INVESTMENT HOLDINGS LTD

Site Details:

212-218 LONDON ROAD
WATERLOOVILLE
PO7 7AJ

Contractor Details:

24/7 Drainage Solutions
Room 12A Brambles
14 Somerset House
Hussar Court
Waterlooville
PO7 7SG

Office Contact Number: 0800 955 7066

Purpose of Survey:

CCTV SURVEY TO LOCSTE RUNS



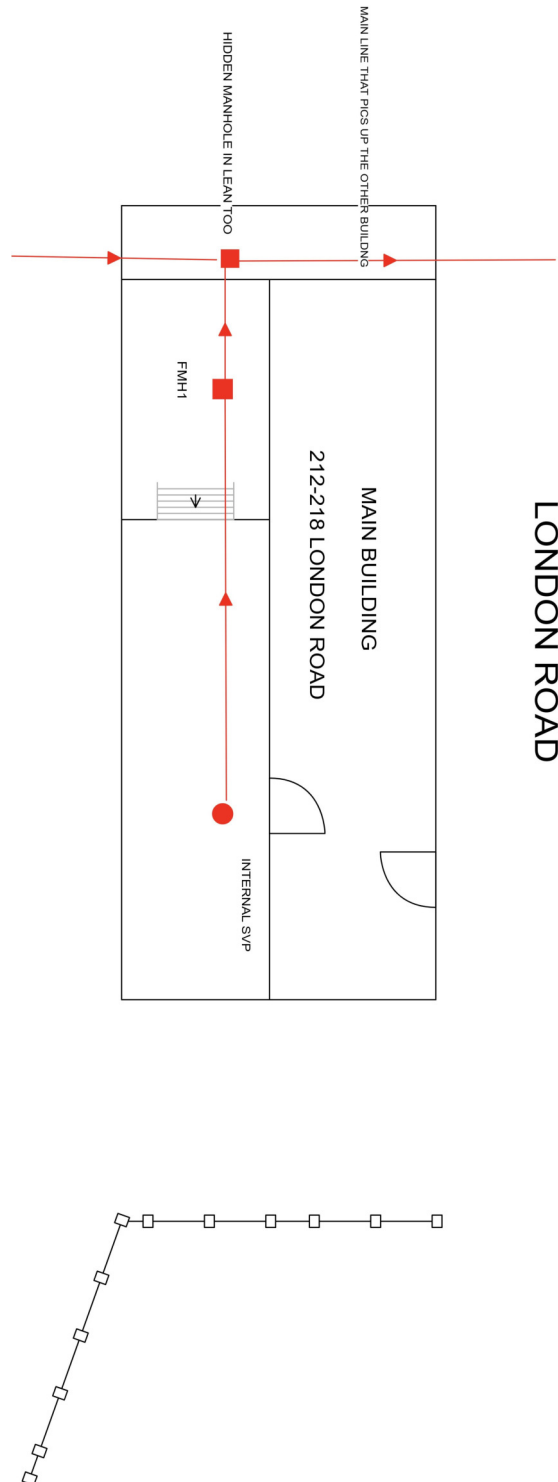
Job Number JB15013	Surveyed by (Operator) BILLY LINK	Base Unit I59IP4VEKV	Date 18/02/2026
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Report Contents

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Job Number
JB15013Surveyed by (Operator)
BILLY LINKBase Unit
I59IP4VEKVDate
18/02/2026

This sketch is not to scale and does not represent the exact routing of the drainage system



Key Blue = Surface Water Red = Foul Water Brown = Combined Orange = Main Sewer		Manhole/Inspection Chamber		Gully
		Drainage Line		Stack
		Presumed/Unsurveyed Line		Rainwater Downpipe



Report Summary

Job Number
JB15013

Surveyed by (Operator)
BILLY LINK

Base Unit
I59IP4VEKV

Date
18/02/2026

Job Information

Total Distance Surveyed: **16.7 meters**
Engineer: **BILLY LINK**
Number of Surveys: **2**
Number of Surveys grade 4 or above: **0**

Section 1 Overview (18/02/2026)

Manholes: **FMH1 to REST BEND**
Pipe Length: **14.59 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Polyvinyl chloride**
Pipe Size: **100mm**
Use: **Foul**

NO DEFECTS FOUND

Section 2 Overview (18/02/2026)

Manholes: **FMH1 to PUBLIC MAIN SEWER**
Pipe Length: **2.11 metres**
Structural Grade: **0**
Service Grade: **0**
Material: **Polyvinyl chloride**
Pipe Size: **100mm**
Use: **Foul**

NO DEFECTS FOUND



CCTV Inspection Report

Surveyed by (Operator) BILLY LINK	Job Number JB15013	Pipe Length Reference(PLR) REST BEND X	Date 18/02/2026	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit I59IP4VEKV	Section Number 1

Road **212-218 LONDON ROAD**
Place **WATERLOOVILLE**
Location **PO7 7AJ**

Division
District
Location Details

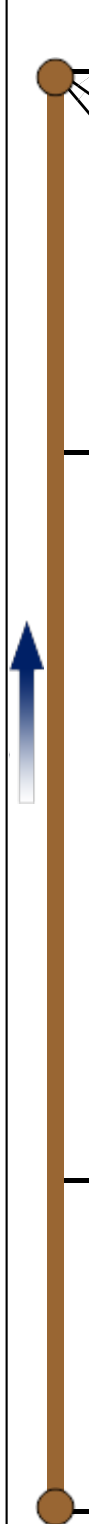
Purpose
Duty **Foul**
Catchment

Shape/Size **100mm**
Material **Polyvinyl chloride**
Category

Start Node **FMH1**
End Node **REST BEND**
Total length **14.59 metres**

Scale **1:0.77**
Direction **Upstream**

Start Node Ref:FMH1 | I/L : metres | Depth: 200 metres

Position	Code	Description	Photo	Type/Grade
	0.00	MH	Start node type, manhole, reference FMH1	14220235 Comment / 0
	0.00	WL	Water level 5% height/diameter	14220236 Comment / 0
	0.03	JN	Junction at 4 o'clock, diameter 100mm	14220237 Comment / 0
	3.86	JN	Junction at 4 o'clock, diameter 100mm	14220238 Comment / 0
	11.23	JN	Junction at 3 o'clock, diameter 100mm	14220239 Comment / 0
	14.59	OFF	Finish node type, outfall, reference REST BEND	14220240 Comment / 0

End Node Ref:REST BEND | I/L : metres



CCTV Inspection Report

Surveyed by (Operator) BILLY LINK	Job Number JB15013	Pipe Length Reference(PLR) PUBLIC MAIX	Date 18/02/2026	Pre Cleaned Not Cleaned
Weather 1 - Dry	Customer Present	Service Grade/Structural Grade 0/0	Base Unit I59IP4VEKV	Section Number 2

Road 212-218 LONDON ROAD Place WATERLOOVILLE Location PO7 7AJ	Division District Location Details
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Purpose Duty Foul Catchment	Shape/Size 100mm Material Polyvinyl chloride Category	Start Node FMH1 End Node PUBLIC MAIN SEWER Total length 2.11 metres
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Scale 1:0.11 Direction Upstream
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Start Node Ref:FMH1 | I/L : metres | Depth: 200 metres

Position	Code	Description	Photo	Type/Grade
0.00	MH	Start node type, manhole, reference FMH1	14220241	Comment / 0
0.00	WL	Water level 5% height/diameter	14220242	Comment / 0
2.11	BRF	Finish node type, major connection without manhole, reference PUBLIC MAIN SEWER	14220243	Comment / 0

End Node Ref:PUBLIC MAIN SEWER | I/L : metres



Structural Defects (SRM 4)

Job Number JB15013				Surveyed by (Operator) BILLY LINK			Base Unit I59IP4VEKV			Date 18/02/2026			
No.	PLR	Dir.	Use	Shape/Size	Date	Mat.	Total Length	Inspection Length	Cat.	Peak Score	Grade	Mean Score	Total Score
1	REST BEND X	U	F	100	18/02/2026	Polyvinyl chloride	14.59 metres	14.59		0	1	0	0
2	PUBLIC MAIX	U	F	100	18/02/2026	Polyvinyl chloride	2.11 metres	2.11		0	1	0	0



Service Defects (SRM 4)

Job Number JB15013				Surveyed by (Operator) BILLY LINK			Base Unit I59IP4VEKV			Date 18/02/2026			
No.	PLR	Dir.	Use	Shape/Size	Date	Mat.	Total Length	Inspection Length	Cat.	Peak Score	Grade	Mean Score	Total Score
1	REST BEND X	U	F	100	18/02/2026	Polyvinyl chloride	14.59 metres	14.59		0	1	0	0
2	PUBLIC MAIX	U	F	100	18/02/2026	Polyvinyl chloride	2.11 metres	2.11		0	1	0	0

Job Number JB15013	Surveyed by (Operator) BILLY LINK	Base Unit I59IP4VEKV	Date 18/02/2026
<p>1: Occurences without damage. For example, laterals, joints,etc.</p> <p>NO DEFECTS WERE DETECTED.</p>			
<p>2: Constructional deficiencies or occurences with insignificant influence to tightness, hydraulic or static pressure or pipe: Eg. wide joints, badly torched intakes, minor deformation of plastic pipes, minor erosions etc.</p> <p>REHABILITATION CAN BE SCHEDULED LONG-TERM.</p>			
<p>3: Constructional deficiencies diminishing static, hydraulic and tightness: Eg. untorched intakes, cracks, minor drainage obstructions such as calcite build ups, protruding laterals, minor damages to pipe wall, individual root penetrations, corroded pipe walls etc.</p> <p>REHABILITATION IS NECESSARY MEDIUM-TERM WITHIN 3 TO 5 YEARS.</p>			
<p>4: Constructional damages with insufficient static safety, hydraulic or tightness: Eg. axial/radial pipe bursts, pipe deformations, visually noticeable infiltration/exfiltration, cavities, in pipe-wall, severe protruding, laterals severe root penetrations, severe corrosion of pipe wall etc.</p> <p>REHABILITATION PROCEDURE IS URGENT AND HAS TO BE COMPLETED WITHIN 1 TO 2 YEARS. NECESSITY FOR EMERGENCY OPERATIONS HAS TO BE EXAMINED.</p>			
<p>5: Pipe is already or will shortly be impermeable: Eg. collapsed pipe, deeply rooted pipe or other drainage obstructions. Pipe loses water or danger of backwater in basements etc.</p> <p>REHABILITATION IS URGENT AND SHORT-TERM. IN ORDER TO PREVENT FURTHER DAMAGE, NECESSARY TEMPORARY SPOT REPAIR HAS TO BE CONDUCTED ON EMERGENCY LEVEL.</p>			

Appendix B

Southern Water Asset Location Extract

