

28th May 2026

13885 – Havant Phase 3A: - Engineers Response to planning condition 27

Application Summary: -

Proposal: Foul Sewerage Disposal

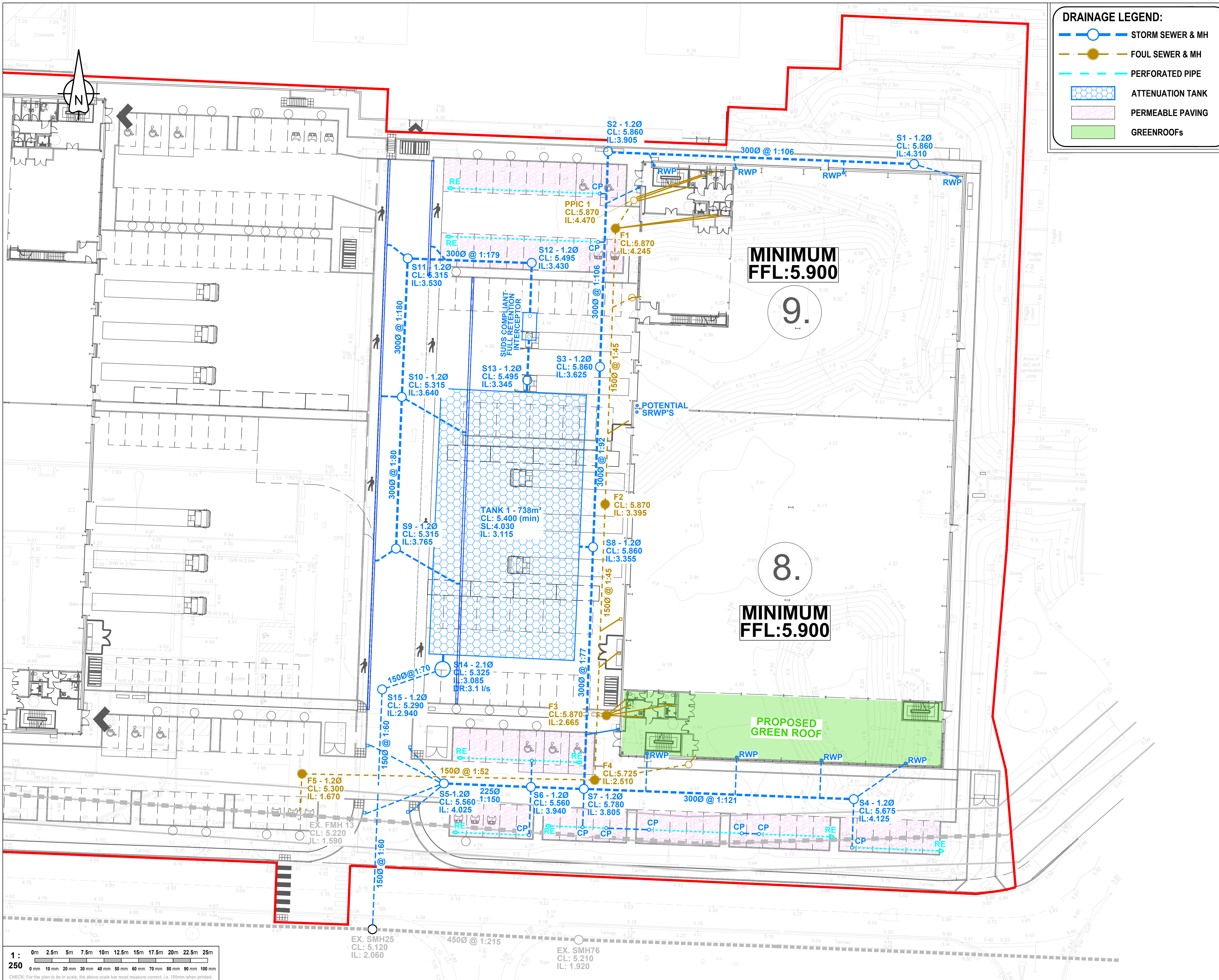
Condition 27 requires the following:

Prior to the commencement of each phase of development (excluding site clearance and demolition) details of the proposed means of foul sewerage disposal based on the principles set out in the Flood Risk Assessment and Outline Drainage Strategy Report, shall be submitted to, and approved in writing by, the Local Planning Authority. The development in each phase shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Phase 3A Considerations

The proposed foul drainage strategy for Phase 3A is to discharge via gravity into the existing 600mm diameter Southern Water foul sewer which runs across the southern area of the site.

The drainage plan, drawing ref 13885_201, details the proposed foul strategy and can be found appended to this note.

**DRAINAGE LEGEND:**

- STORM SEWER & MH
- FOUL SEWER & MH
- PERFORATED PIPE
- ATTENUATION TANK
- PERMEABLE PAVING
- GREENROOFs

Notes

- Topographical Survey carried out by Greenhatch, Drawing No.:
 - 38869G_T_UG_REV0 - Topographical Survey Plan (Dated 03/02/2026).
- Proposed Site Layout taken from PRC, Drawing No.:
 - 11747_PL004 Proposed Site Plan (Dated MAY 2026).
- Do not scale from this drawing. All dimensions must be checked & verified on-site. If in doubt ask.
- The Contractor is to check & verify all dimensions & levels before any work is started on-site.
- Existing site survey works have been carried out by others & no guarantee can be given by Baynham Meikle for their accuracy.
- Any discrepancies noted on-site are to be reported to Baynham Meikle immediately.
- This drawing is to be read in conjunction with all relevant Architects', Engineers' and other Specialists' drawings & specifications.
- For existing ground conditions, refer to Site Investigation reports.
- The drainage installation is to be compliant with Building Regs. (Part H).
- All adoptable drainage works shall comply with "Water UK - Design and Construction Guide".
- The following pipe strengths shall be adopted (unless noted otherwise):
 - Pipes up to and including 150mm Ø to be PVC-U to BS-EN 1329, or Clayware to BS-EN 295 Class 160.
 - Pipes 150mm Ø up to and including 225mm Ø to be Clayware to BS-EN 295 Class 160.
 - Pipes 300mm Ø to be Clay to BS-EN 295 Class 160 or Concrete to BS 5911 Class M.
 - Pipes over 300mm Ø to be Concrete to BS 5911 Class M.
- All pipe runs to be laid with flexible joints.
- All pipes entering and exiting manholes are to be connected to pipe soffits level unless noted otherwise.
- Pipe Bedding and surround to be as follows:

Location:	Cover to Soffit:	Pipe Bedding:
Roads.	Clay / Conc	Flexible
	>1.2m	>0.9m
Hard and Soft Landscaping.	<1.2m	<0.9m
	>0.6m	<0.6m
- The following Conc. mixes are to be used (in accordance with BS 8500):

Location:	Mix Reference:
Concrete Surround to Pipes	ST4
Concrete Base and Surround to Manholes	ST4
- All precast-concrete products (i.e. pipes, manhole rings, etc.) shall be of suitable Concrete mix to cater for Class 2 Sulphates.
- Pre-formed channels are to be used in manholes where applicable.
- Granolithic Concrete benching to be steel trowelled to a dense smooth face neatly shaped and finished to all branch connections and laid in accordance with the Specification.
- All connections to be turned in direction of flow using pipe bends.
- Manhole covers and frames to be Ductile Iron Medium Duty grade B125 rectangular to BS-EN 124 positions outside vehicular-trafficked areas, and Heavy Duty grade D400 in vehicular-trafficked areas.
- Manhole covers and frames to be Ductile Iron Medium Duty grade A15 covers in Soft Landscaping.
- First flexible joint in pipes adjacent to a manhole shall be a maximum of 600mm from inside face of manhole, connecting to rocker pipe.
- The length of Rocker Pipe is as follows:

Pipe Diameter:	Length of Rocker Pipe:
150mm - 600mm	600mm
675mm - 750mm	1000mm
825mm & Over	1250mm
- Manholes with outgoing pipes greater than 600mm Ø shall be fitted with guard bars, safety chains or other safety devices.
- The Principle Contractor shall be responsible for checking the existing line and invert levels of any connection points for both the Foul and Surface Water systems, prior to undertaking installation of any new drainage works. Any deviation to the levels and positions indicated on the drawing should be brought to the attention of the Engineer.
- All invert levels specified are outgoing (except Backdrop connections).
- All Foul connections to be 150mm Ø laid at a minimum gradient of 1/40 unless noted otherwise. Surface Water pipe sizes are as indicated.
- Foul pipes to be externally vented (SVP) at head of run.
- For location of internal SVP, SS, etc., refer to Architect's latest layouts.
- Internal Foul drainage connections / positions and setting-out information to be confirmed by the M&E Consultant / Architect.

P2	27/05/2026	Amended to suit PRC comments	R.B.	G.L.
P1	08/05/2026	First Issue.	R.B.	G.L.
Rev	Date	Description	By	Chkd

Revision Schedule

For Information

Project Title
**Langstone - Phase 3A
Havant**

Drawing Title
Proposed Drainage Plan

Drawing Number 13885-201	Revision P2
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BM Ref 13885	Scale @ A1 1 : 250	Drawn by R.B.	Checked by G.L.	Project Eng G.L.
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