BAYNHAM MEIKLE
Consulting Civil and Structural Engineers

28th May 2026

13885 – Havant Phase 3A: - Engineers Response to planning condition 25

Application Summary: -

Condition 25 requires the following:

Prior to the commencement of each phase of development, full details of all proposed drainage and its location relevant to that phase shall be submitted to and approved in writing by the Local Planning Authority (in consultation with National Highways). Each phase of development shall thereafter be undertaken in strict accordance with the approved details of each phase of development hereby permitted and retained in accordance with the agreed specification. No surface water shall be permitted to run off from the proposed development onto the Strategic Road Network or into any drainage system connected upstream of the Strategic Road Network. No drainage connections from any part of the development hereby permitted may be made to any Strategic Road Network Drainage system.

Phase 3A Considerations

There is an existing 450mm dia. private storm sewer which runs south of the proposed site boundary, running west to east that carries surface water from the link road.

The proposed drainage strategy will replace the existing surface water layout, discharging at a controlled rate of 3.1l/s via a flow control for Phase 3A.

The exceedance plan produced shows surface water flowing towards low points on site where it will be picked up by channel drains and gullies and directed towards the proposed drainage network.

The proposed drainage strategy plan (ref. 13885_201) and exceedance plan (ref13885_SK203) can be found appended to this note.

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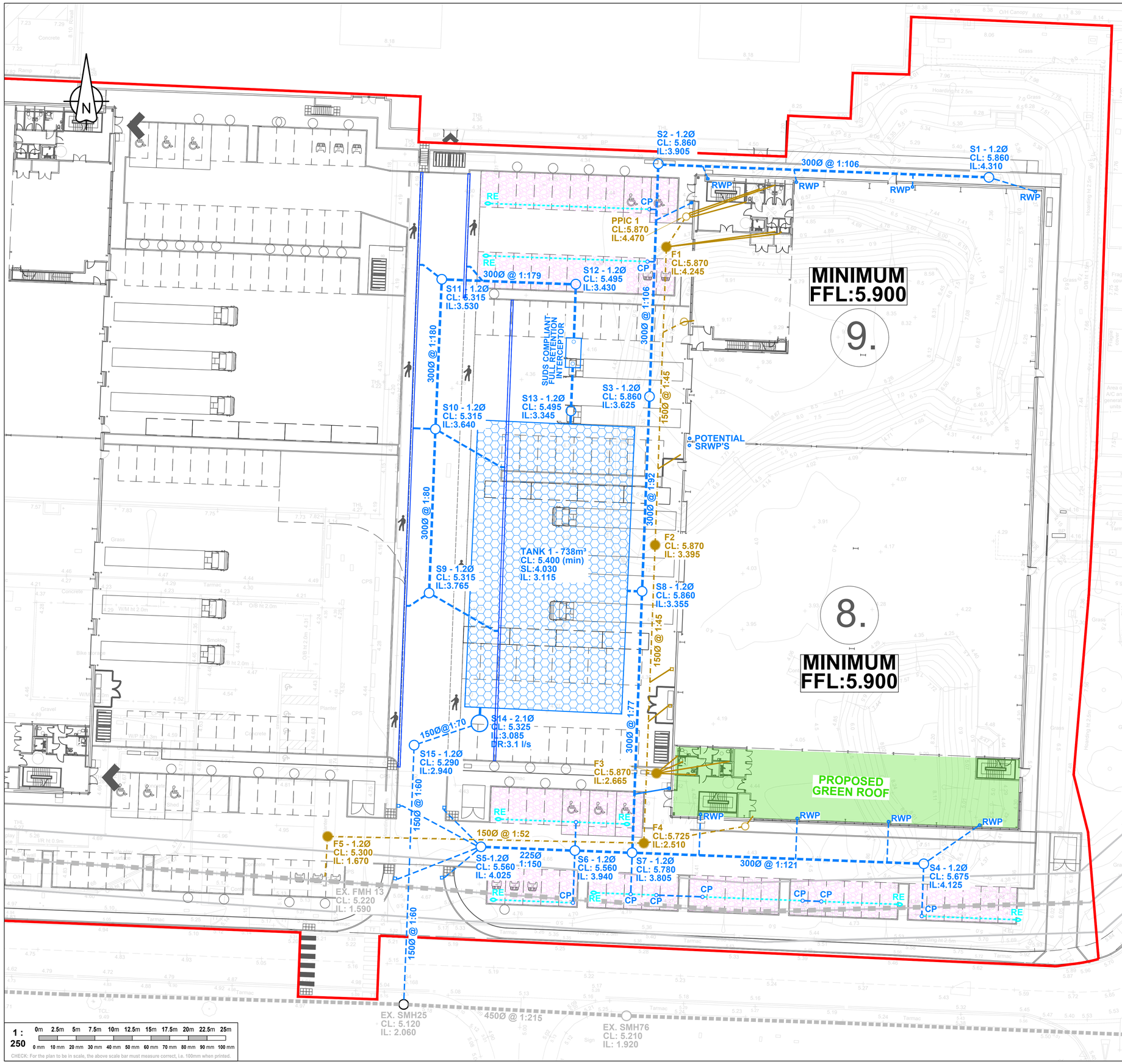

DRAINAGE LEGEND:

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

Notes A1

1. Topographical Survey carried out by **Greenhatch**, Drawing No.:
   - **38869G_T_UG_REV0 - Topographical Survey Plan** (Dated **03/02/2026**).
2. Proposed Site Layout taken from **PRC**, Drawing No.:
   - **11747_PL004 Proposed Site Plan** (Dated **MAY 2026**).
3. Do not scale from this drawing. All dimensions must be checked & verified on-site. If in doubt ask.
4. The Contractor is to check & verify all dimensions & levels before any work is started on-site.
5. Existing site survey works have been carried out by others & no guarantee can be given by Baynham Meikle for their accuracy.
6. Any discrepancies noted on-site are to be reported to Baynham Meikle immediately.
7. This drawing is to be read in conjunction with all relevant Architects', Engineers' and other Specialists' drawings & specifications.
8. For existing ground conditions, refer to Site Investigation reports.
9. The drainage installation is to be compliant with Building Regs. (Part H).
10. All adoptable drainage works shall comply with "Water UK - Design and Construction Guide".
11. 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.
9. All pipe runs to be laid with flexible joints.
10. All pipes entering and exiting manholes are to be connected to pipe soffits level unless noted otherwise.
11. Pipe Bedding and surround to be as follows:

Location:	Cover to Soffit:		Pipe Bedding:
	Clay / Conc	Flexible	
Roads.	>1.2m	>0.9m	Class S
	<1.2m	<0.9m	Class Z
Hard and Soft Landscaping.	>0.6m		Class S
	<0.6m		Class Z

12. 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

13. All precast-concrete products (i.e. pipes, manhole rings, etc.) shall be of suitable Concrete mix to cater for Class 2 Sulphates.
14. Pre-formed channels are to be used in manholes where applicable.
15. 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.
16. All connections to be turned in direction of flow using pipe bends.
17. 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.
18. Manhole covers and frames to be Ductile Iron Medium Duty grade A15 covers in Soft Landscaping.
19. First flexible joint in pipes adjacent to a manhole shall be a maximum of 600mm from inside face of manhole, connecting to rocker pipe.
20. The length of Rocker Pipe is as follows:

Pipe Diameter:	Length of Rocker Pipe:
150mm - 600mm	600mm
675mm - 750mm	1000mm
825mm & Over	1250mm

21. Manholes with outgoing pipes greater than 600mm Ø shall be fitted with guard bars, safety chains or other safety devices.
22. 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.
23. All invert levels specified are outgoing (except Backdrop connections).
24. 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.
25. Foul pipes to be externally vented (SVP) at head of run.
26. For location of internal SVP, SS, etc., refer to Architect's latest layouts.
27. Internal Foul drainage connections / positions and setting-out information to be confirmed by the M&E Consultant / Architect.

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

Revision Schedule

Drawing Status
For Information

Project Title
Langstone - Phase 3A
Havant

Drawing Title
Proposed Drainage Plan

Drawing Number	Revision
13885-201	P2

BM Ref	Scale @ A1	Drawn by	Checked by	Project Eng
13885	1 : 250	R.B.	G.L.	G.L.

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1 : 250

0m 2.5m 5m 7.5m 10m 12.5m 15m 17.5m 20m 22.5m 25m

0 mm 10 mm 20 mm 30 mm 40 mm 50 mm 60 mm 70 mm 80 mm 90 mm 100 mm

CHECK: For the plan to be in scale, the above scale bar must measure correct, i.e. 100mm when printed.

Notes

A1

1. Topographical Survey carried out by **Greenhatch**, Drawing No.:
   - **38869G_T_UG_REV0 - Topographical Survey Plan** (Dated **03/02/2026**).
2. Proposed Site Layout taken from **PRC**, Drawing No.:
   - **11747_PL004 Proposed Site Plan** (Dated **MAY 2026**).
3. This drawing is to be read in conjunction with the following drawings:
   - **13885-201** (Proposed Drainage Plan - Phase 3A).
   - **13885-202** (Proposed Levels Plan - Phase 3A).

Rev	Date	Description	By	Chkd
P2	27/05/2026	Updated to suit latest layout	R.B.	R.B.
P1	06/05/2026	First Issue.	R.B.	R.B.

Revision Schedule

Drawing Status

For Information

Project Title

Langstone - Phase 3
Havant

Drawing Title

Phase 3A
Proposed Exceedance Plan

Drawing Number: **13885-SK203**

Revision: **P2**

BM Ref	Scale @ A1	Drawn by	Checked by	Project Eng
13885	1 : 250	R.B.	R.B.	G.L.

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