

**LAND AT BAYARDS, EASTERGATE
FOUL DRAINAGE IMPACT STATEMENT
AUGUST 2021**

Project Name:	Land at Bayards, Eastergate
Document Reference:	020.5672/DIS/1
Document Name:	Foul Drainage Impact Statement
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Checked By:	Rob Wilson (August 2021)
Approved By:	Craig Longhurst (August 2021)

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1. INTRODUCTION

- 1.1 This Foul Drainage impact statement has been prepared by Paul Basham Associates on behalf of Reside Developments Ltd to support an outline planning application for 69 residential units. The site location is demonstrated within **Figure 1**



Figure 1: Application Site Location Plan

- 1.2 The proposals for this development follow the previously consented scheme for the adjoining site to the east, having been approved for development under application BN/50/20/PL.

2. EXISTING FOUL WATER DRAINAGE

- 2.1 As the site is currently undeveloped, there is no formal foul water drainage provisions for this site.
- 2.2 However, there is an existing 225mm dia Foul sewer running through the adjacent site as indicated on the Southern Water sewer mapping records. A copy of the records is included in **Appendix A**.
- 2.3 As part of the development works on the adjacent site, a S185 application has been made to divert the position of the existing sewer within the adjacent site extents.
- 2.4 The site is notionally within the Lidsey catchment area as indicated in **Figure 2**

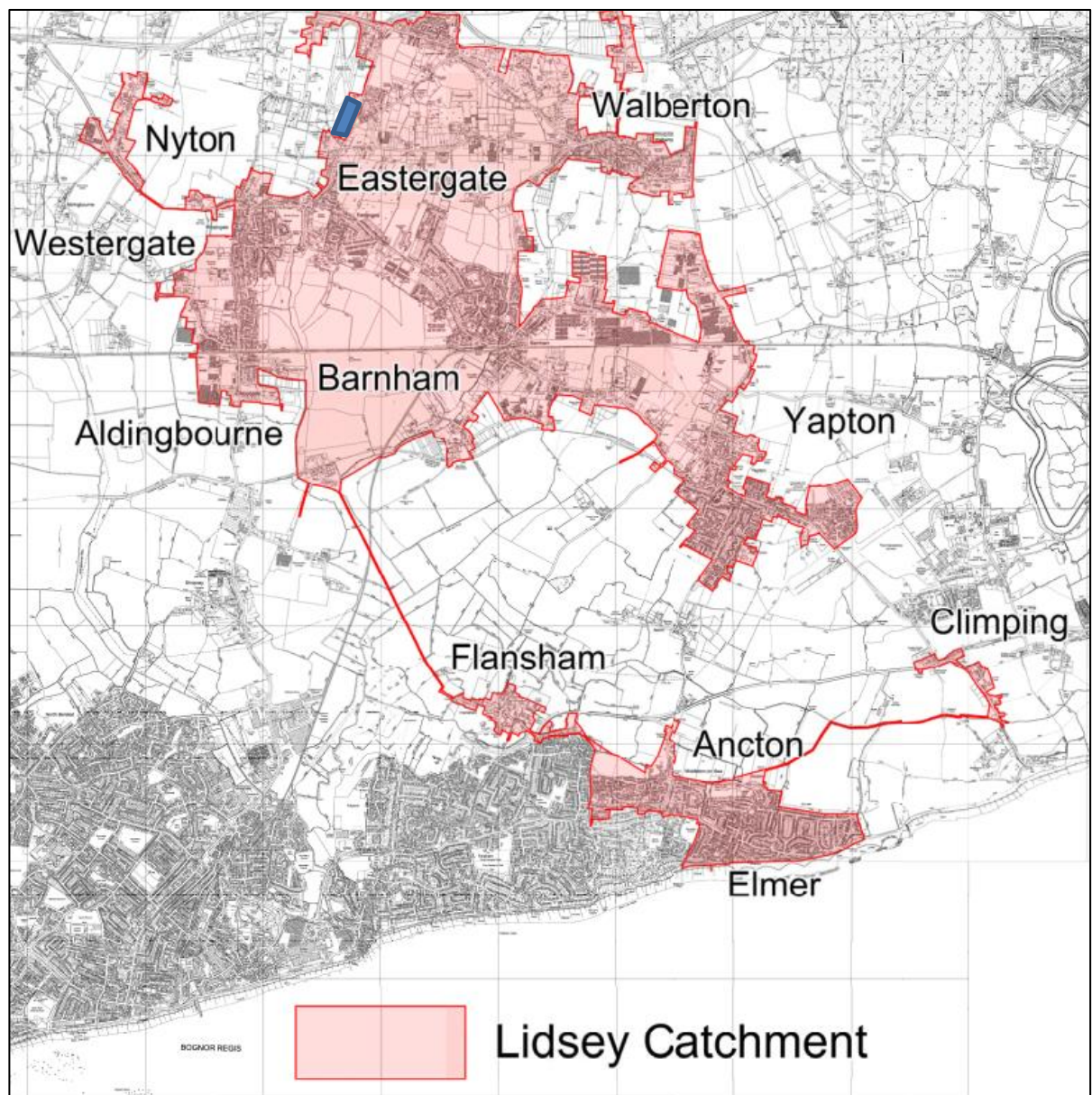


Figure 2: Lidsey Catchment Map

3. PROPOSED DEVELOPMENT

- 3.1 The development aspirations are for a 69-plot residential site comprising of low-rise housing and flats with associated roads, parking and open space. A copy of the development proposal is included in **Appendix B**.
- 3.2 Based on British water “Flows and Loads” the development is expected to generate approximately 31,050 litres per day of wastewater, this equates to an average Run-off rate of 0.36/s
- 3.3 It should be noted, that the above rates are based on each person using 150l of water per day and the average house being 3 bedrooms with therefore a minimum population (P) of 5 people.

4. SOUTHERN WATER

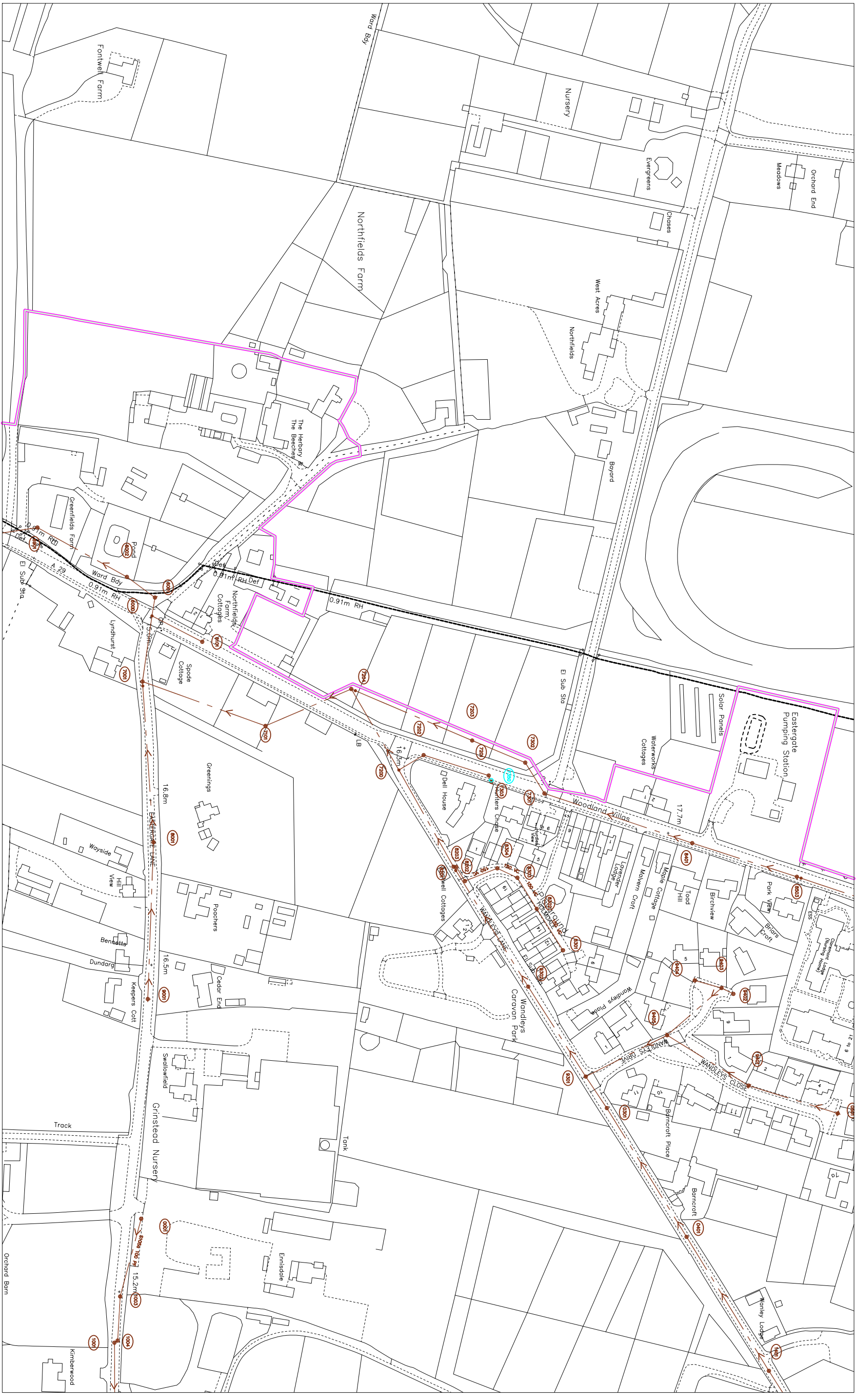
- 4.1 Details of the proposed development and the associated flows have been provided to Southern Water. At time of this report we are still awaiting a response from Southern Water with regards to capacity of the existing foul water sewer. An acknowledgement receipt is shown in **Appendix C**.
- 4.2 Under the new charging regime Southern Water do not now carry out capacity checks, however the fees paid under the infrastructure charges are deemed to cover any network upgrades.

5. SUMMARY AND CONCLUSION

- 5.1 As of January 2021 and based on the above, the infrastructure charges for 2021-22 are £ 574 per dwelling. Based on the 69 dwellings, the total infrastructure charge would be £39,606 + VAT.
- 5.2 Southern Water are still to provide a response to the existing foul water sewer capacity at the time of this report.
- 5.3 Based on the size of the catchment, the percentage increase in flows to the treatment works is not significant.

Appendix A

106547



105969

O.S. REF.

SU9406SE

Title: 284436_Land at Northfield Cott

Drawn by: okuneyf

Scale: 1:2500

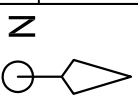
Date: 09/03/2018

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

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Southern
Water

SEWER RECORDS PAGE 2 OF 2

Node	Cover	Invert	Size	Material	Shope	Node	Cover	Invert	Size	Material	Shope	Node	Cover	Invert	Size	Material	Shope
0001X	18.42		100	PF	CIRC												
0301X	19.05	17.58	150	VC	CIRC												
0401X	21.39	20.19	150	VC	CIRC												
0501X	15.19	13.38	150	VC	CIRC												
1001X			150	PF	CIRC												
1003X			150	VC	CIRC												
1004X			150	VC	CIRC												
1401X	20.48	18.61	150	VC	CIRC												
6001X	14.81	13.09	225	VC	CIRC												
6002X	15.11	12.93	225	VC	CIRC												
600DX	14.93		225	VC	CIRC												
6101X	15.31		100	VC	CIRC												
6901X	15.42	12.92	225	VC	CIRC												
7001X	15.8		225	VC	CIRC												
7101X	16.11	13.73	225	VC	CIRC												
7201X	16.79	15.6	100	VC	CIRC												
7202X	16.54	14.58	100	VC	CIRC												
7203X	16.58	15.01	225	VC	CIRC												
7204X	16.38	13.89	225	VC	CIRC												
720DX	16.45	14.1	150	VC	CIRC												
7301X	17.02	15.74	225	VC	CIRC												
7302X	17.23	15.65	225	VC	CIRC												
7303X	16.92	15.72	100	CI	CIRC												
8001X	16.89	14.63	150	VC	CIRC												
8201X	17.01	14.67	150	VC	CIRC												
8202X	17.34	14.82	150	VC	CIRC												
8203X	17.07	14.73	150	VC	CIRC												
8301X	16.72	15.67	150	VC	CIRC												
8302X	16.37	15.23	150	VC	CIRC												
8303X	16.6	15.07	150	VC	CIRC												
8304X	16.8	14.96	150	VC	CIRC												
8401X	17.98	16.17	225	VC	CIRC												
8503X	19.36	16.8	225	VC	CIRC												
9001X	16.24	15.21	150	VC	CIRC												
9301X	18.26	16.84	150	VC	CIRC												
9302X	18.25	16.48	150	VC	CIRC												
9401X	20.11	18.79	150	VC	CIRC												
9402X	19.17	19.16	150	VC	CIRC												
9403X	19.16	17.83	150	VC	CIRC												
9404X	19.1	17.99	150	VC	CIRC												
9405X	18.76	17.33	150	VC	CIRC												

[illegible]

Drawn by: okuneyf	
Title: 284436_Land at Northfield Cott	
Date: 09/03/2018	

Appendix B

reside.

NOTE: Subject to Survey



Appendix C



Craig Longhurst
Paul Basham Associates
Suite 4, Hitching Court
Blacklands Way
Abingdon Business Park
Abingdon
OX14 1RG

Your ref

Our ref
SWS-SUSXW-CC-
005765

Date
23 August 2021

Contact
Tel 0330 303 0119

Dear Mr Longhurst,

Level 1 Capacity Check Enquiry: Phase 2 Northfields Cottage, Northfields Cottage, Level Mare Lane, Eastergate, Chichester, West Sussex, PO20 3SA.

Thank you for your capacity check application relating to the above development.

Your application will be progressed by our modelling team and we will send you our response within 21 calendar days.

Expected Response Date: 09 September 2021

Application
Submitted

Acknowledgement
5 days

Assessment

Full Response
Within 21 days

Should it be necessary to contact us please quote our above reference number in all communications 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

Report Presented by:

Paul Basham Associates

The Bothy

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Hampshire

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