

LAND WEST OF FONTWELL AVENUE
FOUL DRAINAGE IMPACT ASSESSMENT
NOVEMBER 2021

Project Name:	Land West of Fontwell Avenue
Document Reference:	020.5672/DISLWFA/3
Document Name:	Foul Drainage Impact Statement
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Checked By:	Craig Longhurst (November 2021)
Approved By:	Rob Wilson (November 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 up to 8 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 north, 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 site to the north 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**

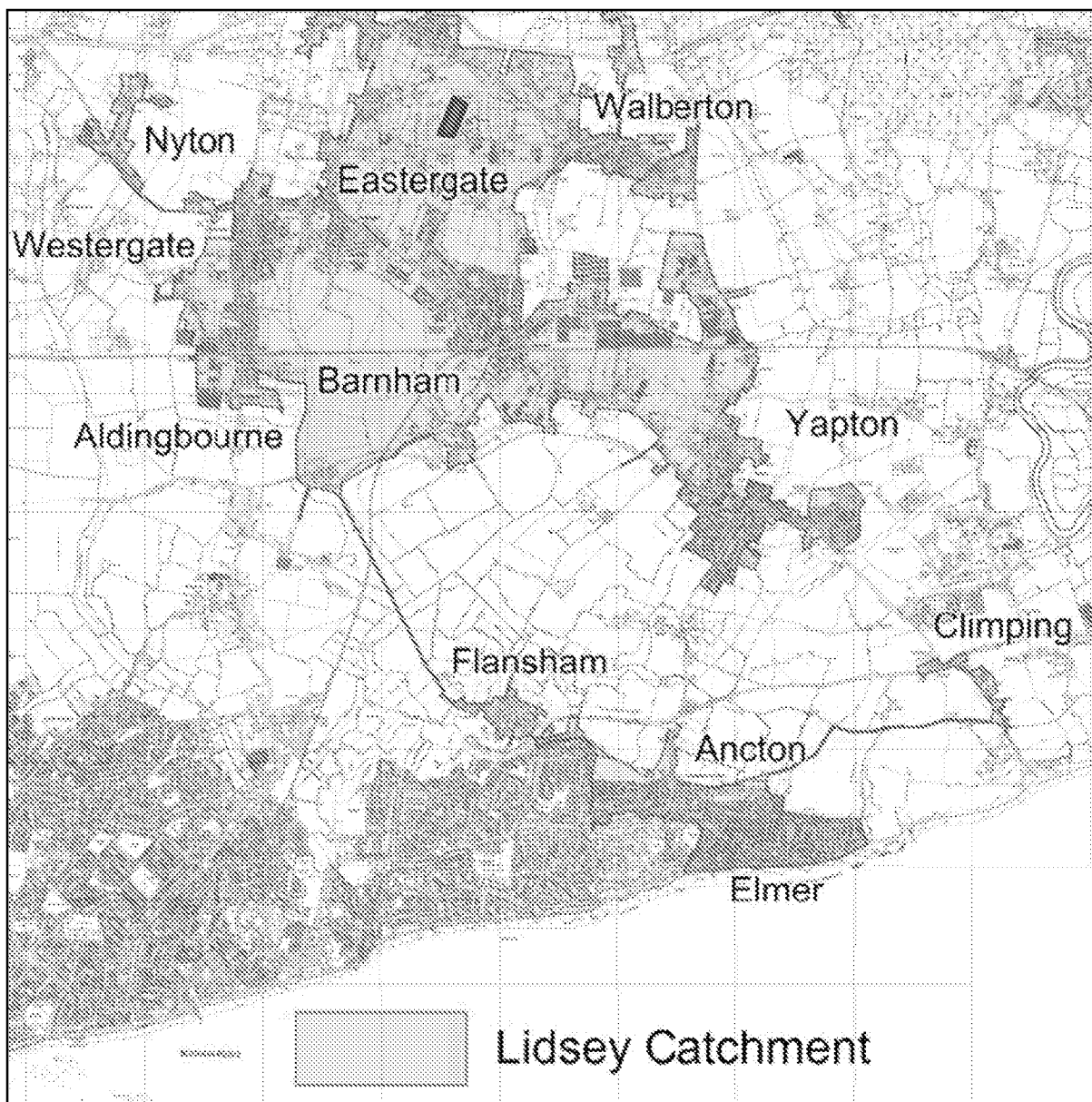


Figure 2: Lidsey Catchment Map

3. PROPOSED DEVELOPMENT

- 3.1 The development aspirations are for up to 8 residential plots comprising of low-rise housing with associated roads, parking, and open space. A copy of the development proposal is included in **Appendix B.**
- 3.2 The proposals are for the foul sewer to be taken into the existing Southern Water network, via the proposed infrastructure within the development to the north.
- 3.3 Based on British water “Flows and Loads” the development is expected to generate approximately 6,000 litres per day of wastewater, this equates to an average Run-off rate of 0.07l/s
- 3.4 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

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.

- 4.1 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 8 dwellings, the total infrastructure charge would be £4,592 + 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.

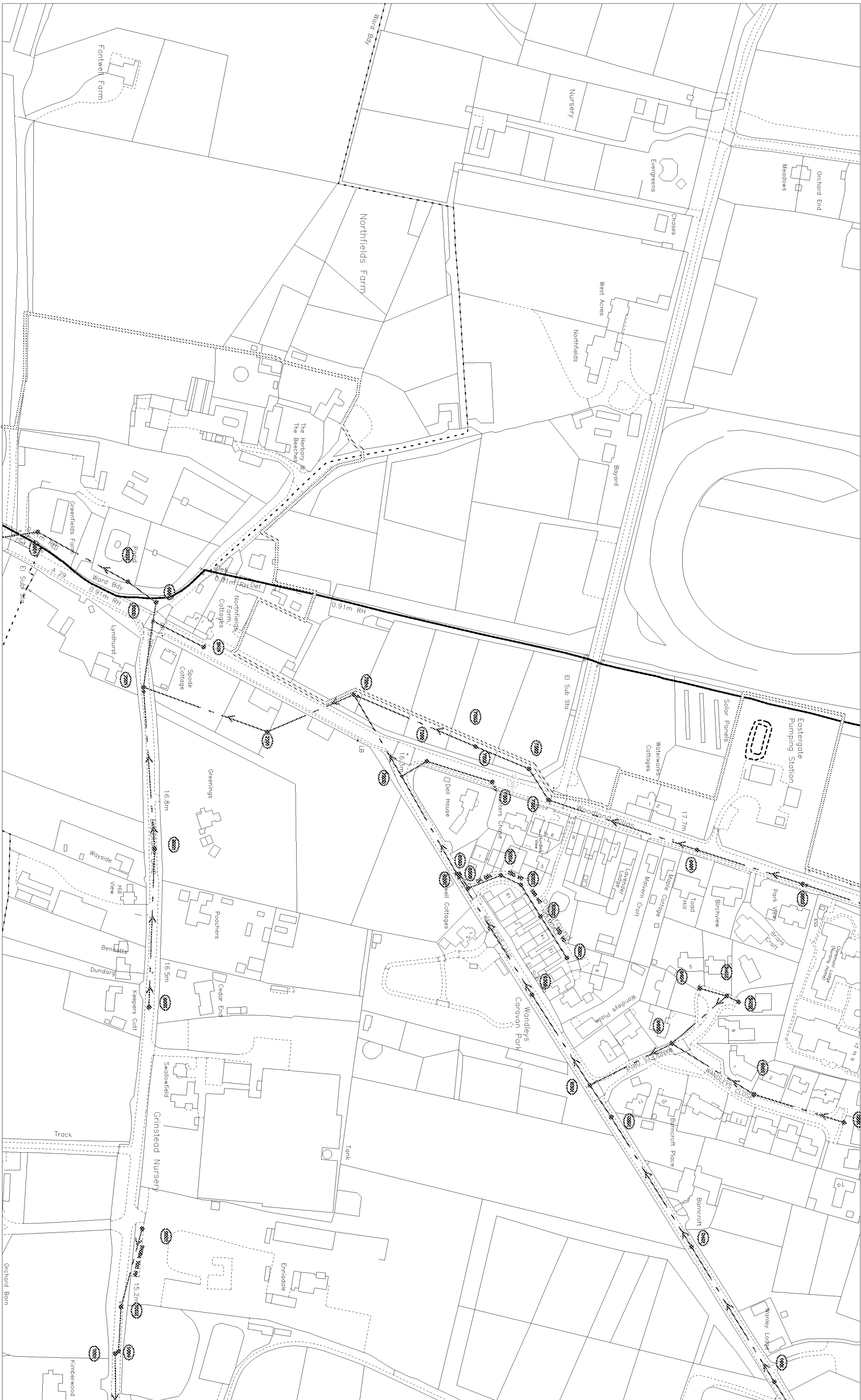
Appendix A

Land West of Fontwell Avenue
Foul Drainage Impact Assessment

Paul Basham Associates Ltd
Report No 020.5672/DISLWFA/3



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.

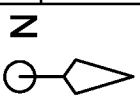
The actual positions should be determined on site.

DEPARTMENT OF BIOLOGICAL SCIENCES, UNIVERSITY OF CALIFORNIA, SAN DIEGO, CALIF. 92092

Abstracts: Abstracts may include several hundred words.

Abstract: Unknown (but) everyone may observe between subjects variation

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Southern
Water

SEWER RECORDS PAGE 2 OF 2

Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert	Size	Material	Shape
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	175	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	16.8	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]

Appendix B

Land West of Fontwell Avenue
Foul Drainage Impact Assessment

Paul Basham Associates Ltd
Report No 020.5672/DISLWFA/3



Proposed Residential Development

Report Presented by:

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