

|                            |                                          |
|----------------------------|------------------------------------------|
| <b>Project Name:</b>       | Land West of Fontwell Avenue, Eastergate |
| <b>Document Reference:</b> | 020.5360/DIS/1                           |
| <b>Document Name:</b>      | Foul Drainage Impact Statement           |
| <b>Prepared By:</b>        | Rob Wilson ( November 2020)              |
| <b>Checked By:</b>         | Adam Shephard (November 2020)            |
| <b>Approved By:</b>        | Rob Wilson ( November 2020)              |

**Disclaimer**

This document has been prepared in accordance with the scope of Paul Basham Associates Ltd's appointment with its client and is subject to the terms of that appointment. It is addressed to and for the sole use and reliance of Paul Basham Associates clients. Paul Basham Associates accepts no liability for any use of this document other than by its client and only for the purposes, stated in the document, for which it was prepared and provided. No person other than the client may copy (in whole or in part), use or rely on the contents of this document, without the prior written permission of a Director of Paul Basham Associates. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole. The content of this document are not to be construed as providing legal, business or tax advice or opinion.

© Paul Basham Associates Limited

## 1. INTRODUCTION

- 1.1 This Foul Drainage impact statement has been prepared by Paul Basham Associates on behalf of Reside Developments Ltd to support a full planning application for 42 residential units. The site location is demonstrated within **Figure 1**



**Figure 1: Application Site Location Plan**

## 2. EXISTING FOUL WATER DRAINAGE

- 2.1 As the site is currently undeveloped, there is no formal foul water drainage provisions for the site, however, there is an existing 225mm dia Foul sewer running through the site as indicated on the Southern Water sewer mapping records. A copy of the records is included in **Appendix A**
- 2.2 The site is notionally within the Lidsey catchment area as indicated in **Figure 2**

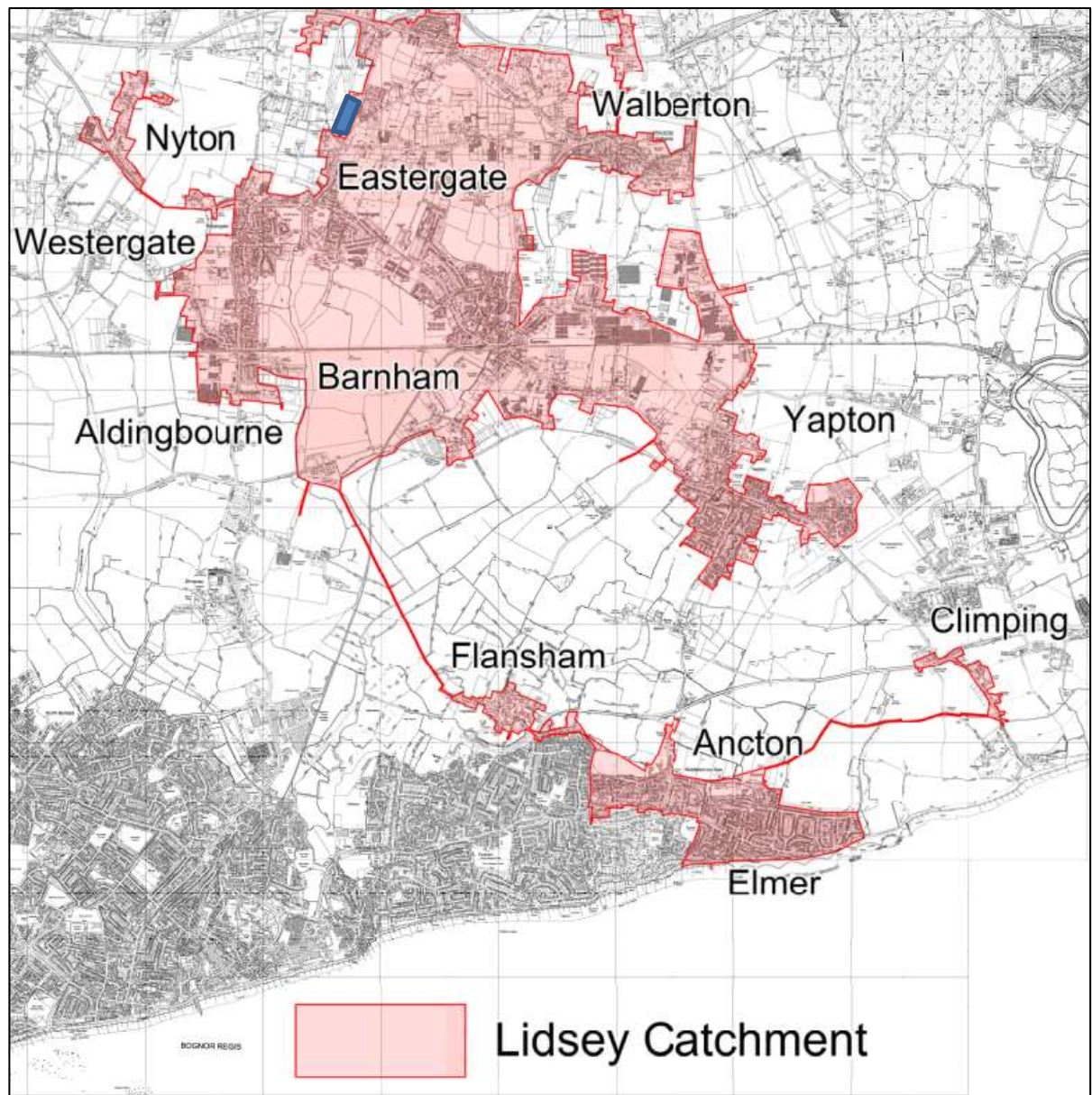


Figure 2: Lidsey Catchment Map

### 3. PROPOSED DEVELOPMENT

- 3.1 The development aspirations are for a 42-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 29100 litres per day of wastewater, this equates to an average Run-off rate of 0.34l/s
- 3.3 It should be noted, however that the above rates are based on each person using 150l of water per day. Current aspirations are that these rates will be reduced to a maximum of 125l per person per day which would then reduce the total sewage discharge to 24250 litres per day at an average of 0.28l/s

### 4. SOUTHERN WATER

- 4.1 Details of the proposed development and the associated flows have been provided to Southern Water, who have advised that they have no objection to the scheme.
- 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 Based on the above, the infrastructure charges are £ 790 per dwelling. Based on the 42 dwellings, the total infrastructure charge would be £33,180 + VAT.
- 5.2 Southern Water have advised that they have no objections to the scheme.
- 5.3 Based on the size of the catchment, the percentage increase in flows to the treatment works is not significant.

## Appendix A



TDS Limited  
Hillreed House  
54 Queen Street  
Horsham  
West Sussex  
RH13 5AD

Your ref      TAB.TDSS.RES.U.16  
Our ref        284436  
Date            09 March 2018  
Contact        [searches@southernwater.co.uk](mailto:searches@southernwater.co.uk)  
Tel 0845 272 0845  
                    0330 303 0276  
Fax 01634 844514

Attention: Trevor Baker

Dear Customer

**Re:                Provision of public sewer record extract**

**Location:       Land at Northfield Cottages Fontwell Avenue, Fontwell PO20 3RX**

Thank you for your order regarding the provision of extracts of our sewer and/or water main records. Please find enclosed the extracts from Southern Water's records for the above location.

We confirm payment of your fee in the sum of £49.92 and enclose a VAT receipt for your records.

Customers should be aware that there are areas within our region in which there are neither sewers nor water mains. Similarly, whilst the enclosed extract may indicate the approximate location of our apparatus in the area of interest, it should not be relied upon as showing that further infrastructure does not exist and may subsequently be found following site investigation. Actual positions of the disclosed (and any undisclosed) infrastructure should therefore be determined on site, because Southern Water does not accept any responsibility for inaccuracy or omission regarding the enclosed plan. Accordingly it should not be considered to be a definitive document.

Should you require any further assistance regarding this matter, please contact the LandSearch team.

Yours faithfully

LandSearch

# VAT receipt

**Ordered by:**

TDS Limited  
54 Queen Street  
Horsham  
West Sussex  
RH13 5AD

**VAT registration number:** 813 0378 56  
**Order reference:** 284436  
**Your reference:** TAB.TDSS.RES.U.16

Receipt for provision of an extract from the public sewer and/or water main records.

| Location                                                         | Costs               |
|------------------------------------------------------------------|---------------------|
| Land at Northfield Cottages Fontwell Avenue<br>Fontwell PO20 3RX | £41.60              |
| <b>Net total</b>                                                 | £41.60              |
| <b>VAT</b>                                                       | £8.32               |
| <b>Total</b>                                                     | £49.92              |
| <b>Paid</b>                                                      | <b>Paid in full</b> |

**Thank you for your payment:**

Received on: 9 March 2018

For enquiries regarding the information provided in this receipt, please contact the LandSearch team:

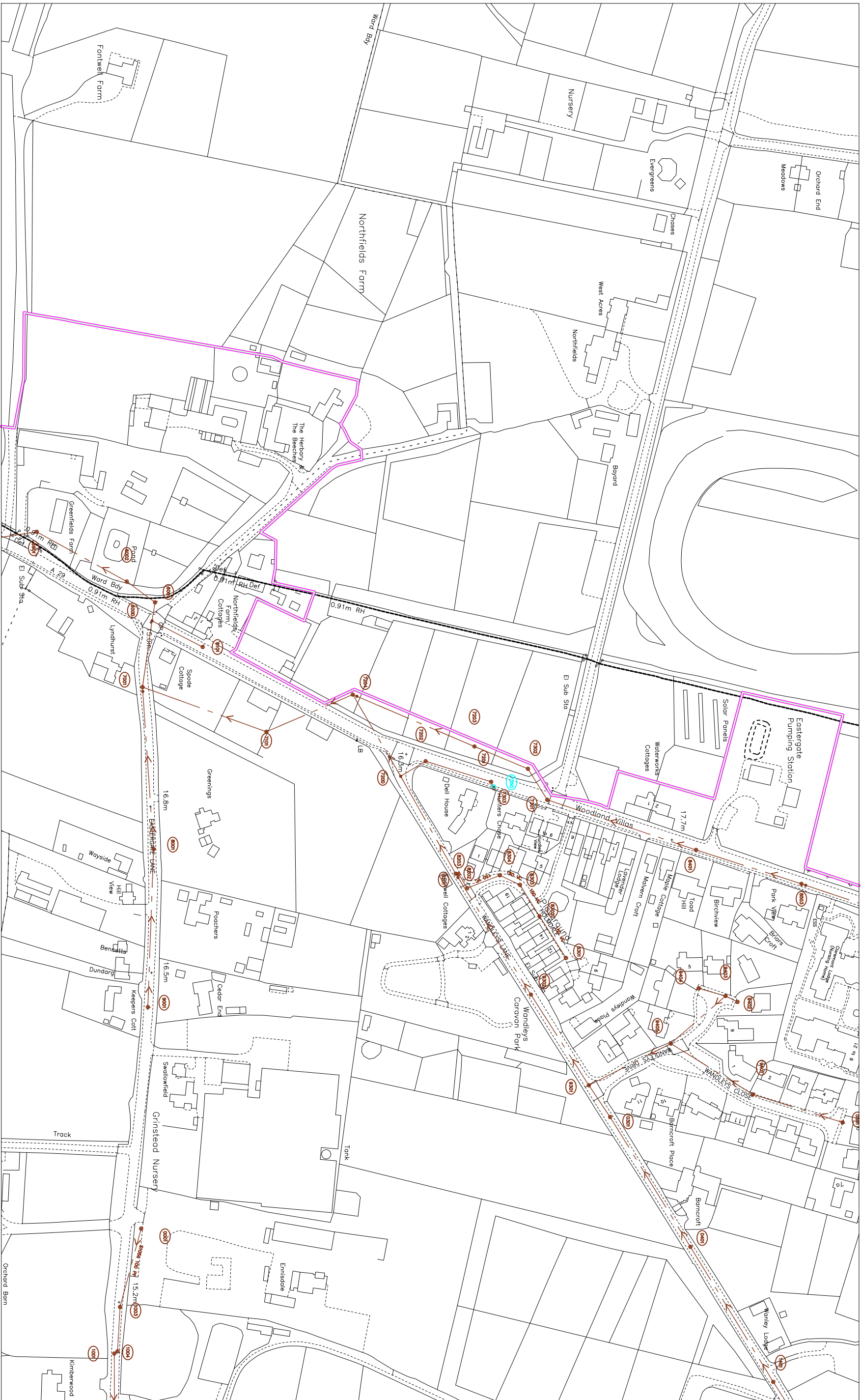
Tel: 0845 270 0212  
0330 303 0276 (individual consumers)

Email: [searches@southernwater.co.uk](mailto:searches@southernwater.co.uk)

Web: [www.southernwater.co.uk](http://www.southernwater.co.uk)

LandSearch  
Southern Water Services  
Southern House  
Capstone Road  
Chatham  
Kent  
ME5 7QA



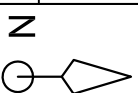


The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy.

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

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved  
Licence No. WU 298530.



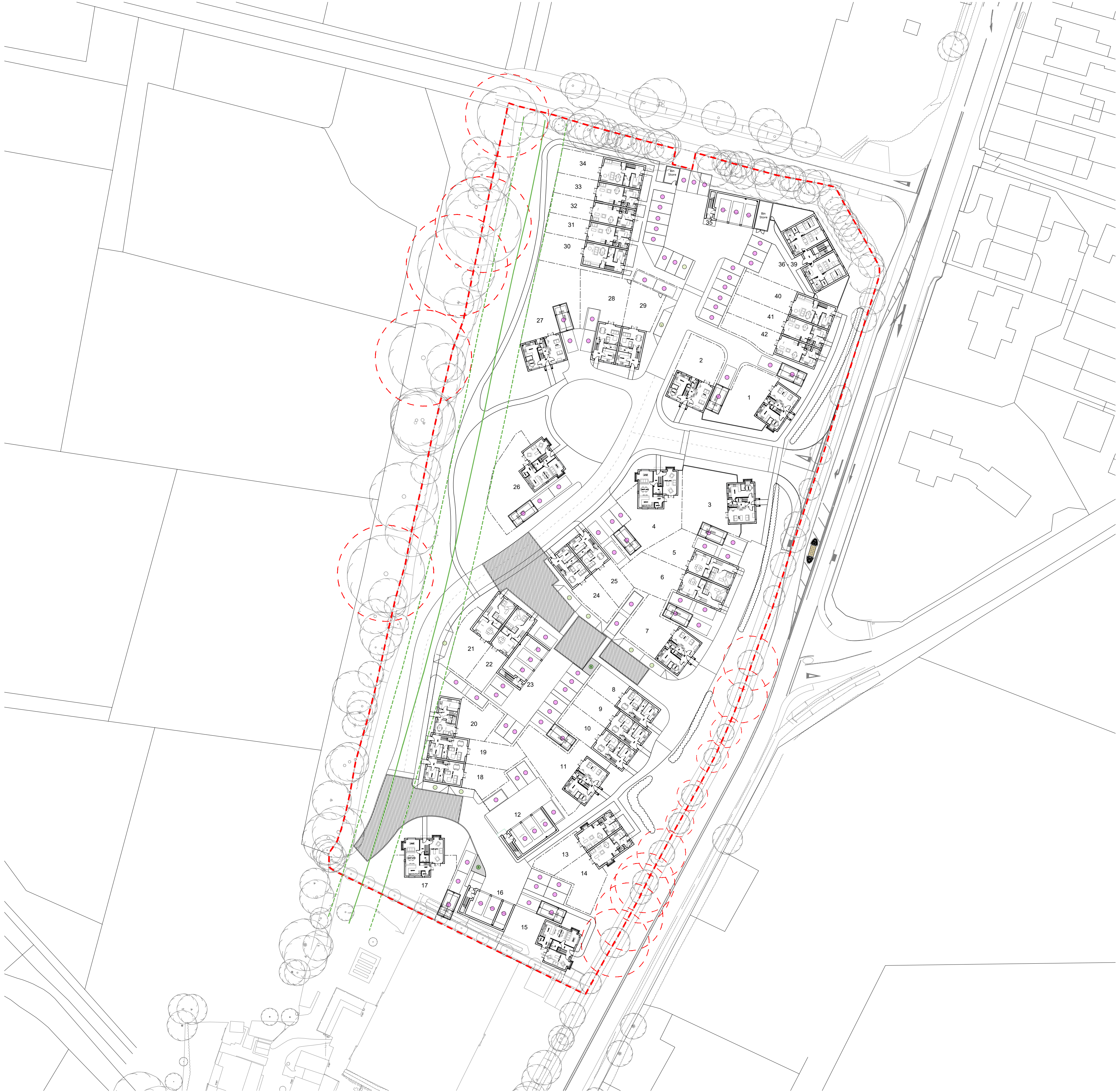
## SEWER RECORDS PAGE 2 OF 2

| 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  | 130  | VC       | CIRC  |      |       |        |      |          |       |      |       |        |      |          |       |
| 0401X | 21.39 | 20.19  | 150  | VC       | CIRC  |      |       |        |      |          |       |      |       |        |      |          |       |
| 0501X | 15.19 | 13.38  | 175  | VC       | CIRC  |      |       |        |      |          |       |      |       |        |      |          |       |
| 1001X |       |        | 150  | PF       | CIRC  |      |       |        |      |          |       |      |       |        |      |          |       |
| 1003X |       |        | 150  | PF       | 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 | 13.31 |        | 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 | 16.36 | 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



NOTES:

Do Not Scale.

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.

For all specialist work, see relevant drawings.

This drawing and design are copyright of Clague LLP  
Registration number OC335948.

| Rev | Date | Description |
|-----|------|-------------|
|-----|------|-------------|

-  Bin Collection Point
-  Root Protection Zones
-  5m Water main easement
-  Parking space
-  Visitors Parking space
-  Site Boundary

Project Title

**Proposed Residential Development**  
**Fontwell Avenue**  
**West Sussex**

Drawing Description

**Site Block Plan**

|            |            |
|------------|------------|
| Scale      | Drawn by   |
| 1:500 @ A1 | AS         |
| Date       | Checked by |
| March 2020 | CSS        |

## CLAGUE ARCHITECTS

|                                                                     |               |
|---------------------------------------------------------------------|---------------|
| 62 Burgate, Canterbury<br>Kent CT1 2BH                              | 01227 762060  |
| 1 Kinsbourne Court, Luton Road,<br>Harpenden, Hertfordshire AL5 3BL | 01582 765102  |
| 8, Disney Street<br>London SE1 1JF                                  | 0203 597 6112 |

|            |        |           |
|------------|--------|-----------|
| CANTERBURY | LONDON | HARPENDEN |
|------------|--------|-----------|

|                |          |
|----------------|----------|
| Drawing Number | Revision |
| 29662A_100     | T        |

