



RE: 12198: 20 Sea Close, Felpham PO22 7NEWard, Stuart to: [REDACTED]

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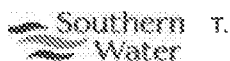
Good morning Simon

As discussed in our telephone conversation, if you have removed a surface water flow from the combined sewer, Southern Water would accept a flow no greater than the existing surface water flow to be connected to the surface water system. You will need to demonstrate the volume of flow that was discharging to the public combined sewer and also confirm that your onsite storage will cope when the outfall is tidal locked.

If you require any additional information please do not hesitate to contact this office on the numbers below.

Kind Regards

Stuart Ward
Technical Manager



03303030119 www.southernwater.co.uk

Southern Water, Southern House, Sparrowgrove, Otterbourne, SO21 2SW

From: [REDACTED]

Sent: 18 December 2017 17:06

To: Ward, Stuart <[REDACTED]>

Cc: [REDACTED]

Subject: 12198: 20 Sea Close, Felpham PO22 7NE

Stuart

Could you please provide some assistance.

We have been asked to assist in the discharge of a planning condition for the above property (planning ref: FP/100/15/PL). The project was to demolish an existing large detached residential dwelling and erect a new detached residential dwelling (complete with basement) on its footprint.

The existing drainage, both foul and surface water, discharged as a combined discharge into your existing infrastructure within Sea Close (manhole ref: 7703X). The impermeable surface water area discharging into your foul sewer (existing) was calculated as 528 sq.m (see attached drawing 12198-CRH-Z1-XX-DR-C-4301 P2).

In April 2017, the contractor, Nicholls Countryside Construction, applied for a Section 106 connection to reconnect the proposed foul and surface water discharges at the same location which was approved under SWS-SUSXW-S106-009604.

In discharging Condition 5 of the planning consent, the LLFA (Paul Cann) objected to the surface water connection to 7703X, stating that the surface water should be taken to a surface water sewer. Paul directed us to your existing surface water manhole 8651X to the east of the site.

We (CampbellReith) were then instructed to provide a scheme that separates the surface water drainage and directs it to your existing surface water sewer to the east. We applied for permission to connect to your surface water manhole (ref 8651X) and this was consented under SWS-SUSXW-S106-010717.

In developing a viable solution for the surface water drainage, we have managed to take the driveway area off to soakaway (an area of 160 sq.m) leaving an area of 430 sq.m discharging into your manhole 8651X (a 20% reduction to the existing brownfield discharge into your public foul sewer).

Full calculations have been prepared and submitted to Paul (LLFA) to show the rationale.

The point of connection to your surface water sewer is the last manhole (8651X) before the outfall into the English channel and, as I understand the layout of this manhole, we are downstream of the tidal flap valve installed within the chamber. The hydraulic calculations for the connection have also modelled the outfall discharge surcharged to mean high water level (2.65m AOD).

Having directed us to this point of discharge, Paul has now requested confirmation from Southern Water that the sewer has capacity at this location. Whilst I appreciate that the standard SW response is that a Sewer Capacity Check is required I am somewhat aghast that at this location on the network (some 20m from the sea) and given the comparatively minute additional contributing area that this connection will provide (430 sq.m) that the full capacity check will be required. My previous conversation with your department (several weeks ago) confirmed that you (Southern Water) were unaware of any capacity issues at this location and further, the Lidsey Surface Water Management Plan does not identify this sewer as having any capacity/flooding issues. It should also be noted that 528 sq.m of surface water flow has been removed from the foul sewer as part of this process, reducing potential flooding downstream, and a

reduced area of 430 sq.m proposed into the surface water sewer.

The discharge of Condition 5 (relating to drainage) is the last matter to be resolved to complete the planning discharge and construction of the new dwelling - can you help?

If it is to be a full capacity check then so be it but this does appear very heavy handed for a single dwelling that is replacing an existing almost like for like.

Can you call me to discuss?

Regards

Simon Boots

Partner

CampbellReith

London - Surrey - Manchester - Bristol - Birmingham - Johannesburg - UAE

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