



From: Claire Potts
Sent: 14 November 2017 12:30
To: Planning.Responses
Subject: Southern Water response on LU/79/16/DOC and LU/96/16/DOC

Please could the response below be uploaded to the files above:

Good Afternoon Claire

I had to look through various schemes that helped me visualise the whole extent of drainage proposals for this site, as no drawings demonstrating it were provided.

I would like to highlight that the "temporary solution" with a discharge at manhole MH9914 in Mill Lane has been allowed for 100 residential units only, which were covered By Phase 1 Parcel A1. This temporary connection is also subject to meeting by the developer conditions as imposed during the S98 design process.

The discharge of foul sewerage for Parcels covered under LU/96/16/DOC and LU/79/16/DCO (117 units in total) is subject to completion of sewerage infrastructure requisition Works covered under our scheme Section 98 of the Water Industry Scheme.

Attention should be brought to the on site drainage. The on site surface water drainage is to be connected to the spine roads surface water sewers which are currently being Considered for adoption under Section 104 of the Water Industry Act. The design of the on site surface water drainage must ensure that no groundwater or land drainage Is to enter public sewers network. Drainage layout indicate use of fin drains and infiltration pipes on surface water network. In order for Southern Water to accept it, it should Be demonstrated whether these pipes will be located fully within sealed system. The types and construction details of permeable paving has not been shown on these drawings To clarify this matter.

If the on site surface water network will be either tanked or receiving surface water run off from additional contributing areas (so working as soakaways), the foul and surface water Sewers located under or within 3-5 metres of this paving will not be adoptable by Southern Water.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul and surface water sewerage network on site.

A maintenance company should be arranged to maintain and repair any sewers that are either to remain within private ownership or do not meet adoptable standards.

The foul drainage strategy for this Parcel seems to be acceptable in principle, subject to completion of S98 works and the determination of adoption/ ownership of the on site foul

Infrastructure.

Kind Regards

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