

NOLA DESIGN - TECHNICAL RESPONSE TO THE COMMENTS RAISED BY SOUTHERN WATER IN THEIR LETTER Reference DSA000017442, dated 22/11/2022 addressed to Eastleigh Borough Council – Prepared by [REDACTED] on 27/03/2023.

F/22/93970 THORNEYDOWN FARM, MOORHILL ROAD, WEST END, SOUTHAMPTON, SO30 3AY

Change of use of land for the siting of touring caravans, motorhomes and tents including a small amenity block and the terracing of the site to accommodate roads, parking and pitches (where appropriate)

1. In this response we make specific reference to the following documentation:

- Southern Water Letter Ref SDA000017442.
- The original Deed of Easement HP121318 dated 13/12/82 for the Water Main.
- An email enquiry between Nola and Developer Services dated 17/03/23 (Refer to Appendix 1 below)
- An email response from Developer Services dated 21/03/23 (Refer to Appendix 1 below)
- A sub surfaced scan survey of the existing 600mm dia water main providing both route and depth.
- Our Dwg 2000.0016_103_P3 which details proposed development over the Registered Deed of Easement.

2. Below we have taken each requirement mentioned in your letter and provided a response:

- The 600 mm diameter water main requires a clearance of 7 metres on either side of the water main to protect it from construction works and to allow for future maintenance access.

Response – This has now been revised by your Project Engineer and the requirements of the Original Deed of Easement will apply which is an easement width of 4m on either side of the pipe giving a total width of 8m

- No excavation, mounding or new tree planting should be carried out within 7 metres of the external edge of the public water main without consent from Southern Water.

Response – This has now been revised by your Project Engineer and the requirements of the Original Deed of Easement will apply which is an easement width of 4m on either side of the pipe.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public water mains.

Response – This has now been revised by your Project Engineer and the requirements of the Original Deed of Easement will apply which is an easement width of 4m on either side of the pipe.

- All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.

Response – This is noted and will be protected during construction.

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here:

Response – No surface water drainage is to be offered for adoption.

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Response – Long Term Drainage Maintenance

The proposed filter drains, attenuation crates, and flow control device would be the responsibility of, and maintained by the site owner to ensure their effectiveness over the lifetime of the development.

The private drainage systems on site will be managed by the site owner or appointed management company to ensure the capacity and functionality of all the drainage components is maintained during the lifetime of its use.

Access for inspection and maintenance of the SuDS features should be made available at all times, this would include adequate access for appropriate equipment and vehicles.

The following Table 32.1 from the Ciria SuDS Manual provides the recommended regular, occasional, and remedial operation and maintenance activities for each of the SuDS elements.

TABLE 32.1 Typical key SuDS components operation and maintenance activities (for full specifications, see Chapters 11–23)

Operation and maintenance activity	SuDS component												
	Pond	Wetland	Detention basin	Infiltration basin	Soakaway	Infiltration trench	Filter drain	Modular storage	Pervious pavement	Swale/bioretention/trees	Filter strip	Green roofs	Proprietary treatment systems
Regular maintenance													
Inspection	■	■	■	■	■	■	■	■	■	■	■	■	■
Litter and debris removal	■	■	■	■	□	■	■	□	■	■	■		□
Grass cutting	■	■	■	■	□	■	■	□	□	■	■		
Weed and invasive plant control	□	□	□	□		□	□		□		□	■	
Shrub management (including pruning)	□	□	□	□					□	□	□		
Shoreline vegetation management	■	■	□										
Aquatic vegetation management	■	■	□										
Occasional maintenance													
Sediment management ¹	■	■	■	■	■	■	■	■	■	■	■		■
Vegetation replacement	□	□	□	□						□	□	■	
Vacuum sweeping and brushing									■				
Remedial maintenance													
Structure rehabilitation /repair	□	□	□	□	□	□	□	□	□	□	□	□	
Infiltration surface reconditioning				□	□	□	□		□	□	□		

Key

■ will be required

□ may be required

Notes

¹ Sediment should be collected and managed in pre-treatment systems, upstream of the main device.

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse

Response – This will be complied with by a separate response to the LLFA.

3. In terms of the original Deed of Easment, the following Clauses will require Prior Approval of Southern Water:

- Clause 2(a).
- Clause 2(b).
- Clause 2©.
- Clause 2(d).

As we have accurate details of the water main in terms of both route and depth, we shall demonstrate how we propose to achieve the requirements of the above clauses in a separate application for prior approval once planning permission has been granted.

Appendix 1 – Email Exchanges with Developer Services

From: Rob Collins <[REDACTED]>
Sent: 17 March 2023 10:45
To: Developer Services <Developer.Services@southernwater.co.uk>
Cc: 'Taylor, Martin (Avison Young - UK)' <[REDACTED]>; 'John Mobey' <[REDACTED]>
Subject: Site: F/22/93970: - Thorneydown Farm, Moorhill Road, West End, Southampton, SO30 3AY.

FAO - Leigh

Hi Leigh,

Thanks for your time a few minutes ago.

As discussed, the letter from SW Ref DSA000017442 (Copy attached) makes reference to the following:
- The 600 mm diameter water main requires a clearance of 7 metres on either side of the water main to protect it from construction works and to allow for future maintenance access.

Also attached is a copy of the Deed of Easement which clearly states that the official easement width is 8m.

As you can see, the letter appears to contradict the Deed of Easement?

I would appreciate clarity from your technical department on this matter as soon as possible in order for me to provide a suitable response to the Eastleigh BC Planning Case Officer.

Many thanks

[REDACTED]
[REDACTED]
FIHE
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RE: Site: F/22/93970: - Thorneydown Farm, Moorhill Road, West End, Southampton, SO30 3AY.



Developer Services <Developer.Services@southernwater.co.uk>
To: Rob Collins

Hello [REDACTED]

Thanks for your email.

I have been advised that your query is being looked at so have asked them to respond asap.

I will update you as soon as I can.

Kind regards,

[REDACTED]
Technical Service Delivery Advisor
Developer Services

T. 0330 303 0119
southernwater.co.uk



From: S45Techqueries <S45Techqueries@southernwater.co.uk>
Sent: Tuesday, March 21, 2023 4:16 PM
To: [REDACTED]
Cc: Developer Services <Developer.Services@southernwater.co.uk>
Subject: RE: Site: F/22/93970: - Thorneydown Farm, Moorhill Road, West End, Southampton, SO30 3AY.

Hi Rob,

Thanks for taking my call. As mentioned on the phone, please stick to the 8m easement mentioned in the Deed of Easement.

Kind Regards,

[REDACTED] BEng (Hons), MSc, GMICE
Project Engineer
Developer Services
Business Channels

W. southernwater.co.uk

