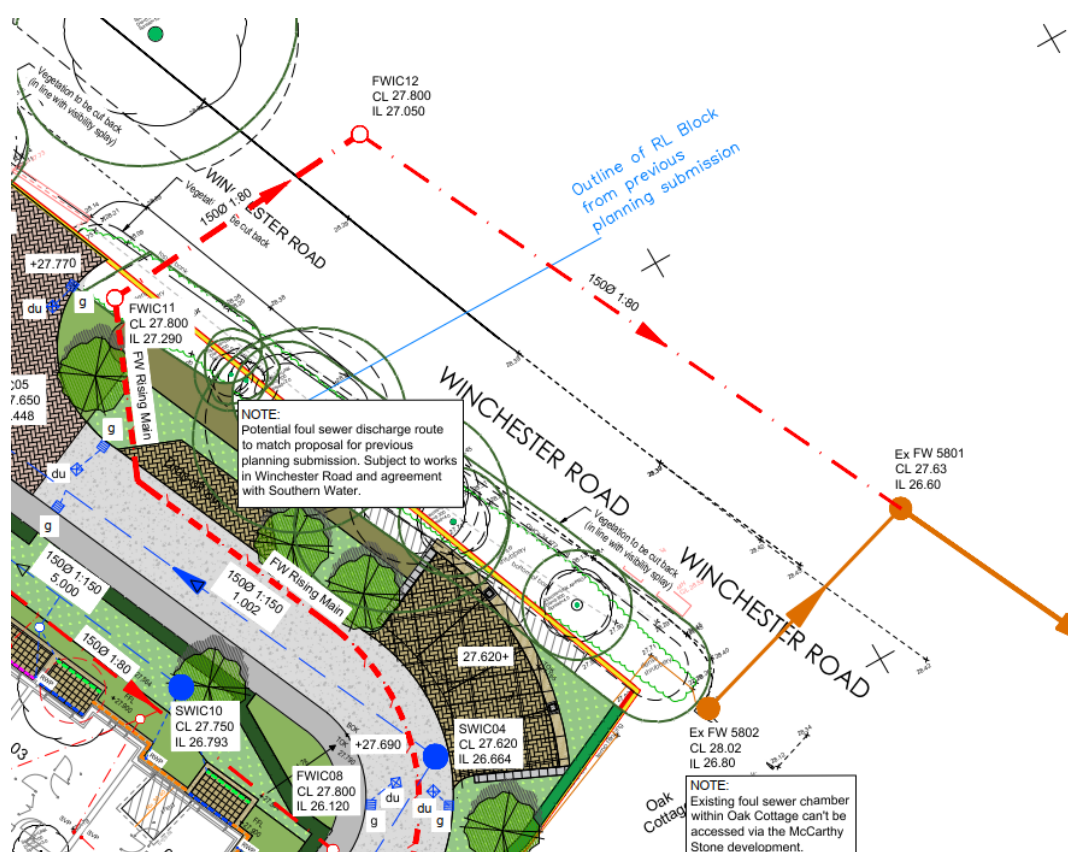


Technical response to Statutory Consultee response from Southern Water
Planning reference – F/26/101013
Southern Water reference – DSA000052345

The following technical note has been prepared in response to a Southern Water consultee response letter dated 25th March 2026 (ref DSA000052345) which states there is inadequate capacity within their underground network to accept discharge from the proposed retirement living development at Oak Cottage, Winchester Road, Botley, SO32 2DH.

For context, the latest planning application (ref F/26/101013) show foul discharge as per the extract below. Due to the existing sewer levels and proposed building levels it is not possible to discharge via gravity. Therefore foul water will discharge to a private pump station on site, discharging an average flow of 0.1 l/s to the public sewer.

There are two existing public manholes located close to the development site – MH5802 and MH5801. With reference to the image below, MH5802 is located on the southern side of Winchester Road whilst MH5801 is located on the northern side of Winchester Road. From the Southern Water sewer maps, we know that the pipe from MH5802 to MH5801 is only 100mm, whereas sewers downstream of MH5801 are all 150mm diameter



As shown it is the intention for the discharge from the proposed development to connect to MH5801 which is 150mm diameter outlet. The DWF discharge of 0.1 l/s are shown on the drawing and supporting calculations are provided within the submitted report for discharge from 50 x residential units plus 2 x new dwellings.

Development History

There has been a number of correspondences with Southern Water over the course of this project which are outlined below for reference

Level 1 Capacity Check Enquiry submitted in July 2024 ref DSA000035846

- First response received 7th August stating there is inadequate capacity for 0.1 l/s connected at MH5802 (on southern side of Winchester Road)
- Response sent to Southern Water via portal to clarify we are proposing to connect to MH5801
- Second response received 25th September 2024 confirming there is capacity for 0.1 l/s connected at MH5801 (on northern side of Winchester Road as per extract)

Planning application F/24/97945 for 52 retirement living apartments and two dwellings

- This was the original planning application for the site
- Initial response from Southern Water (ref DSA000036718) dated 4th March 2025 stated there was inadequate capacity in the foul network. It should be noted this response did not refer to a manhole reference or the expected flow
- Response received from Southern Water Planning team which seemed to indicate the above planning response was based on a connection to MH5802 for a pumped discharge of 6 l/s. Clarification was requested as to the flow and connection point.
- SWH replied with the drawing and calculations to show connection at MH5801 for 0.1 l/s
- Revised letter received from Southern Water dated 29th May 2025 confirming there is adequate capacity for a connection of 0.094 l/s at MH5801
- Planning permission was granted however the developer chose to submit a revised development proposal and re-submit for planning.
- SWH enquired with Southern Water as to whether there is timeframe associated with the above confirmation of capacity to connect. Southern Water responded *"Once a letter has recommended discharge, that effectively concludes the matter. There isn't a timeframe attached to this, as the council should then proceed to discharge the condition, allowing it to reach its natural conclusion"*.

The connection which received capacity approval during the planning process has never been installed and therefore it is assumed that capacity remains available.

A revised planning application – ref F/26/101013 – for a slightly smaller scheme was submitted and as referenced above, Southern Water have stated there is inadequate capacity albeit without any reference to the manhole to connect or the expected flow.

With reference to the latest response (ref DSA000052345 dated 25th March 2026) please confirm the following

- The assumed connection manhole reference? If the assessment is based on a connection to MH5802 we would request a revised assessment for connection to MH5801
- The assumed dry weather flow rate? If the assessment is based upon a DWF greater than 0.1 l/s we would request a revised assessment aligned with the previous proposals (see above)

- Has the assessment considered the fact that the agreed discharge for planning application F/24/97945 will no longer happen and will be superseded by this application F/26/101013?

Scott White and Hookins
304503
29th May 2026



Ian Llewellyn
Harman House, Andover Road
Winchester
Hampshire
SO23 7BS

Your ref
16336

Our ref
DSA000035846

Date
07 August 2024

Contact
Tel 0330 303 0119

Dear Mr Llewellyn,

Level 1 Capacity Check Enquiry: Land next to Oak Cottage, Winchester Road, Botley, Hampshire, SO32 2UA

We have completed the capacity check for the above development site and the results are as follows:

Foul Water

The enquiry has been reassessed to determine the capacity available for 0.094 /s to 0.1 l/s l/s at manhole reference SU50145802.

There is currently inadequate capacity within the foul sewerage network to accommodate a foul flow of 0.094 /s to 0.1 l/s for the above development at manhole reference SU50145802. The proposed development would increase flows to the public sewerage system which may increase the risk of flooding to existing properties and land. Additional off-site sewers or improvements to existing sewers will be required to provide sufficient capacity to service the development. Southern Water has a duty to provide Network capacity from the point of practical connection (point of equivalent or larger diameter pipe) funded by the New Infrastructure Charge.

Southern Water aim to provide this within 24 months following the date that planning has been granted for developments not identified as strategic sites in our current business plan. Strategic sites are larger developments and will often take longer than 24 months for a full solution to be provided.

Please note, the assessment that has been undertaken has used an assumed pump rate of 0.094 /s to 0.1 l/s. This has been calculated using Southern Water's modelling specifications.

New Infrastructure Charging

Please note as of 1st April 2018 we have moved to the "New Connections Services Charging Arrangements". We understand that this may cause uncertainty for customers, particularly where

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they may have already committed to a development based on previous charging arrangements. We have worked with our stakeholders and Water UK to agree a set of principles by which we will base our charges. Please read through our new charging arrangement documents available at the following link: [Connecting Charging Arrangements - Southern Water](#)

Alternatively, New Appointees and Variations (NAVs), also known as 'inset' companies, can provide new connection services or take ownership of the new water and wastewater connection infrastructure provided for a new development. NAVs are appointed by Ofwat and replace the regional water company. It is for the developer to choose whether to use a NAV or the regional water company to supply services for new sites, according to certain legal criteria.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal Sewer Connection (S106) application is required to be completed and approved by Southern Water Services. To make an application visit: developerservices.southernwater.co.uk

Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter.

Please get in touch via the Get Connected customer dashboard if you have any queries.

Yours sincerely,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development



Ian Llewellyn
Harman House, Andover Road
Winchester
Hampshire
SO23 7BS

Your ref
16336

Our ref
DSA000035846

Date
25 September 2024

Contact
Tel 0330 303 0119

Dear Mr Llewellyn,

Level 1 Capacity Check Enquiry: Land next to Oak Cottage, Winchester Road, Botley, Hampshire, SO32 2UA

We have completed the capacity check for the above development site and the results are as follows:

Foul Water

The enquiry has been reassessed to determine the capacity available for 0.094 l/s and 0.1 l/s at manhole reference SU50145801.

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 0.094 l/s and 0.1 l/s for the above development at manhole reference SU50145801. Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless agreed by the Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

Please note, the assessment that has been undertaken using an assumed flow/pump rate of 0.094 l/s and 0.1 l/s. This has been calculated using Southern Water's modelling specifications.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal Sewer Connection (S106) application is required to be completed and approved by Southern Water Services. To make an application visit: developerservices.southernwater.co.uk

Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter.



Please get in touch via the Get Connected customer dashboard if you have any queries.

Yours sincerely,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development



Eastleigh Borough Council
Eastleigh House Upper Market Street
Eastleigh
SO50 9YN

Your ref
F/24/97945

Our ref
DSA000036718

Date
04/03/2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Erection of 52 retirement living apartments with associated communal facilities and car parking; the erection of a pair of detached dwellings; improved vehicular access and new pedestrian access to Winchester Road.

Site: WINCHESTER ROAD, BOORLEY GREEN, SO32 2DH.

Thank you for your correspondence, please see our comments below regarding the above application.

Inadequate capacity in the foul network

Southern Water has undertaken a desktop study of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This initial study indicates that these additional flows may lead to an increased risk of foul flooding from the sewer network. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.

Southern Water will liaise with the developer in order to review if the delivery of our network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement. It may be possible for some initial dwellings to connect, pending network reinforcement. Southern Water will review and advise on this following consideration of the development programme and the extent of network reinforcement required.

Southern Water will carry out detailed network modelling as part of this review which may require existing flows to be monitored. This will enable us to establish the extent of any works required.

Southern Water endeavour to provide reinforcement within 24 months of planning consent being granted (Full or Outline) however for more complex applications our assessment of the timescales needed will require an allowance for the following which may result in an extension of the 24 month period:

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*Initial feasibility, detail modelling and preliminary estimates.
Flow monitoring (If required)
Detailed design, including land negotiations.
Construction.*

Condition: Southern Water hence requests the following condition to be applied: Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development.

Connection to public sewer

Southern Water will require a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link: <https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team
southernwater.co.uk/developing-building/planning-your-development



Eastleigh Borough Council

Your ref
F/24/97945

Our ref
DSA000036718

Date
29th May 2025

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Erection of 52 retirement living apartments with associated communal facilities and car parking; the erection of a pair of detached dwellings; improved vehicular access and new pedestrian access to Winchester Road

Site: WINCHESTER ROAD, BOORLEY GREEN, SO32 2DH.

Please see our comments revised comments on capacity below regarding the above planning consultation application.

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of **0.094 l/s** for the above development at manhole reference **SU50145801**.

There is currently adequate capacity in the local foul sewerage network to accommodate the developments foul flow at manhole reference **SU50145801**.

The Condition added to our response letter dated 04th March 2025 is therefore discharged. Condition reads – ‘*Southern Water hence requests the following condition to be applied: Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate wastewater network capacity is available to adequately drain the development*’

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).



Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,
Future Growth Planning Team
southernwater.co.uk/developing-building/planning-your-development