

Planning East

From: Gillian Sanders <[REDACTED]>
Sent: 31 May 2023 17:35
To: Planning East
Subject: WW Pln Resp P/OUT/2023/01166 Land To The South Of Ringwood Road Alderholt
Attachments: WW Map detail Ringwood Road.PDF

WW Ref SU11SW/ 15

Mixed use development of up to 1,700 dwellings including affordable housing and care provision; 10,000sqm of employment space in the form of a business park; village centre with associated retail, commercial, community and health facilities; open space including the provision of suitable alternative natural green space (SANG); biodiversity enhancements; solar array, and new roads, access arrangements and associated infrastructure (Outline Application with all matters reserved apart from access off Hillbury Road)

I refer to the recent consultation in respect of the above proposal and advise the following on behalf of Wessex Water:

Wessex Water, with the applicant, has assessed the impact of additional foul flows on the existing sewer network serving Alderholt. Capacity upgrades payable by the developer through our charging arrangements will be required to ensure the additional development flows will not increase the risk of sewer flooding or pollution. Initial study identified 3 possible outline mitigation options. These will be progressed further should the proposal gain planning consent.

Campbell Reith's drawing "Proposed Foul Drainage Strategy" is noted. Sewers serving development parcels will drain to an on site pumping station with pumping main connecting to the downstream public sewer network with exact capacity improvements to be determined.

It is expected that should the planning application be approved each reserved matters application will adhere to this general on site strategy. This will negate the issue of detailed applications being submitted by different housebuilders with separate drainage strategies leading to extra sewer lengths and pumping stations than realised under a holistic and collaborative strategy.

Improvements are planned at Fordingbridge Water Recycling Centre during our next investment period (2025-2030). Improvements will take into account planned development within the catchment.

Surface water strategy shows swales conveying surface water to attenuation features with an eventual piped outfall to land drainage. The LLFA as statutory consultee will comment on the design and impact of the surface water system proposals.

Both surface and foul water systems can be offered for adoption to Wessex Water where they are designed in accordance with Industry Guidelines.

There is an existing 150mm surface water sewer running parallel to Ringwood Road which may be impacted by the development (see attached). This sewer must be accurately located on site with no building within 3 metres and no tree planting within 6 metres. Subject to application and engineering agreement the sewer may be diverted to suit the proposed layout (where necessary)

Kind Regards

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These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this email is required where 18 months or more have elapsed since issue or in the light of significant changes likely to impact upon the response (e.g. changes in development numbers or phasing). Please email review requests to planning.liaison@wessexwater.co.uk

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