Durrington Gasworks (Elizabeth Gardens Phase 2)

Response to Consultee Comments on Application No: AWDM/0628/26

Our ref: 2505550_C / Secretariat / Letters

10th November 2026

Dear Future Growth Planning Team,

Further to your response on behalf of Southern Water on 7th September, Ardent Consulting Engineers (ACE) have been instructed to review the consultee comments in relation to the drainage drawing (2505550_C-ACE-XX-XX-DR-C-0601_P3 Proposed Drainage Strategy) and the surface water modelling and to provide a response and additional information. We have set out the received comments below, answering your queries on the application.

Tree Planting

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf) and the Sewerage Sector Guidance (https://www.water.org.uk/sewerage-sector-guidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Condition

In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

ACE Response

Noted, to be commented on by others.

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No to Water Capacity

Southern Water has completed a capacity assessment of the local network to determine our ability to provide a water supply to service the above proposed development. The assessment indicates that additional off-site mains or upgrades to existing infrastructure will be required to provide sufficient capacity.

Where Southern Water identifies that network reinforcement is necessary to support planned growth, and the developer intends to connect to the public water supply, we will request that the Local Planning Authority (LPA) apply relevant planning conditions. These conditions enable the LPA to review submitted details in line with Southern Water's assessment of the impact on existing water infrastructure. It is important to note that the timing of infrastructure improvements by the water company may not always align with development timelines. In such cases, the LPA may need to consider phasing the development, for example by ensuring that occupation does not take place until the necessary enhancements to the public water network have been completed.

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 network reinforcement required to ensure that adequate water network capacity is available to the development.

ACE Response

Noted, to be commented on by others.

Proposed SUDS features

If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance www.water.org.uk/sewerage-sector-guidance-approved-documents/.

No Soakaways should be connected to the public surface water sewer.

ACE Response

Noted, DCG to be used to design surface water drainage network; no soakaways are proposed as part of the scheme.

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Build Over – Close

The attached plan shows that the proposed development is being built over a public sewer or within 3m of a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. If the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed, subject to the following conditions:

1. No construction works parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer.

The works will be subject to approval under the 'Declaration of Works' self-certification process.

It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over a minor sewer may be allowed. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: https://developerservices.southernwater.co.uk.

Condition

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

ACE Response

The nearest building to the existing foul water asset is located over 6.5m away, therefore a build over application should not be required. The only works occurring within 3m of the existing foul water assets would be utilities and paving construction.

Possible Contamination on Redevelopment Site

The level of contamination on site should be investigated, as this may affect the materials used for the public water mains to service the development. Details of any contamination found on site should be declared to the statutory water undertaker, as part of a water connection application, as this will influence the materials used for construction of public water mains on the site.

Please visit water-connection-technical-guidance_wca.pdf for more information.

ACE Response

Noted, the Site Investigation report which contains a Contamination Assessment can be shared by the client.

Yes To Capacity (FOUL)

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 9.55 l/s for the above development at manhole reference TQ11033004.

ACE Response

Noted, no response required.

Yes To Capacity (SURFACE WATER)

There is currently adequate capacity in the local surface water network to accommodate a surface water flow of 11.5 l/s for the above development at manhole reference TQ11032055.

ACE Response

Noted, however, consultation is required from Southern Water to assess the capacity within the existing network to accommodate for the latest proposals which are based on Brownfield discharge rates (50.0 l/s), in line with National Standards for SuDS.

S106 Connection Application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services.

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

Please note that, where there are separate systems available, Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

ACE Response

Noted, no response required.

From the above responses and additional information, hopefully this is enough to remove the holding objection and to resolve any areas of concern.

Kind regards,

Josh Haddow