



Becky Baker
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Wessex House
Upper Market Street
Eastleigh
Hampshire
SO50 9FD

Your ref

Our ref
14853

Date
10 May 2024

Contact
Tel 0330 303 0119

Dear Mrs Baker,

Level 1 Capacity Check Enquiry: P2088 Land to the Rear of Bridge Bar and Club 24, Gravesend, Kent, DA11 0NP.

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

Foul Water

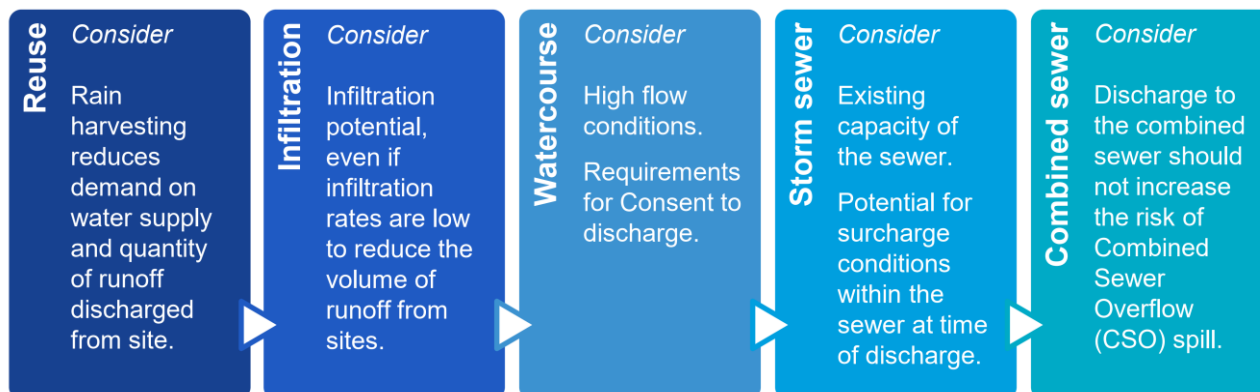
There is currently adequate capacity in the local sewerage network to accommodate a foul flow of **0.13 l/s** for the above development at manhole reference TQ6473**6908**. Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless 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 has used an assumed pump rate of 6 l/s. This has been calculated using Southern Water's modelling specifications.

Surface Water

There is currently adequate capacity in the local Combined Sewer network to accommodate a surface water flow of **2 l/s** for the above development at manhole reference TQ6473**6908**.

Although capacity in the surface water network has been identified, in all situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.



Guidance on Building Regulations is here: [gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

We would welcome the opportunity to engage with you on the design for disposal of surface water, with a particular focus on the potential for incorporating Sustainable Drainage Systems (SuDS), for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water.

Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

It should be noted that although the above assessment indicates that there is capacity available for your proposed surface water flows the LLFA (Local Lead Flood Authority) may impose/request that a lower flow is discharged to the public surface water sewer.

If the excess surface water flows are to be attenuated on site, it could have a significant effect on any proposed Sewer Adoption (S104) Agreements. Any attenuation proposals should be agreed before any works are implemented on site. Where capacity is limited/restricted, agreement should be sought if you are to include any highway drainage within your proposals as Southern Water is not obligated to accept highway flows.



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

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