

Welborne, Fareham

CG Fry & Son

Phase 3B Drainage Technical Note

Revision A – 14/08/2026



1 Introduction

- 1.1 This technical note will outline the drainage strategy for Phase 3B parcel which has been originally approved under outline application P/17/0266/OA. The parcel is proposed within Sequence 1 of the Garden Village, east of Dashwood Park within the proposed Chesterfield Village area.

2 Drainage Strategy

- 2.1 As identified during site investigations, ground conditions encountered are suitable for the application of soakaway features, however due to the Karstic nature of the site, a 20m offset is required from all structures. Within the phase 3B boundary, there is insufficient space to adhere to the requirements, so infiltration will not be used. Therefore, the surface water run-off will be conveyed via swales lining sections of the carriageway and piped networks which will connect via gravity into surface water stubs provided by the surrounding primary infrastructure designed by Paul Basham Associates (PBA). It will then be conveyed through PBA's drainage network to the 'North-east attenuation basin'. Details for the primary infrastructure sewers and attenuation system will be submitted by PBA under a separate Reserved Matters Application.
- 2.2 As part of the primary drainage network required for Welborne, sewers have been laid throughout phase 3B. The existing network which connects the parcel to the west, from to the attenuation basin to the east. Due to Phase 3B site layout amendments, sections of the network are required to be removed and realigned to achieve suitable manhole locations. Where possible, the existing surface water network is to be retained, with Hampshire Council agreeing to relaxations to DCG. The realignment is required from E-S46 to between E-S69 and E-S70, where a new manhole is to be installed online of the existing pipe.
- 2.3 The existing secondary road to the south of the site has private surface water spurs from manhole E-S34 which passes underneath the private courtyard. Several plots are to tie-in to this network, with the capacity of the network previously built considering a potential connection.
- 2.4 The impermeable area of the proposed Phase 3B development which includes residential dwellings, roads and associated hardstanding is approximately 1.512ha. In accordance with the LLFA's requirements, 10% urban creep has been applied as part of this drainage strategy to account for future alterations of proposed dwellings which is approximately 0.060ha. Therefore, the total impermeable area of the proposed development including urban creep is 1.572ha.
- 2.5 Similarly to the surface water, as part of the primary drainage network required for Welborne, foul sewers have been laid throughout phase 3B. The foul flows

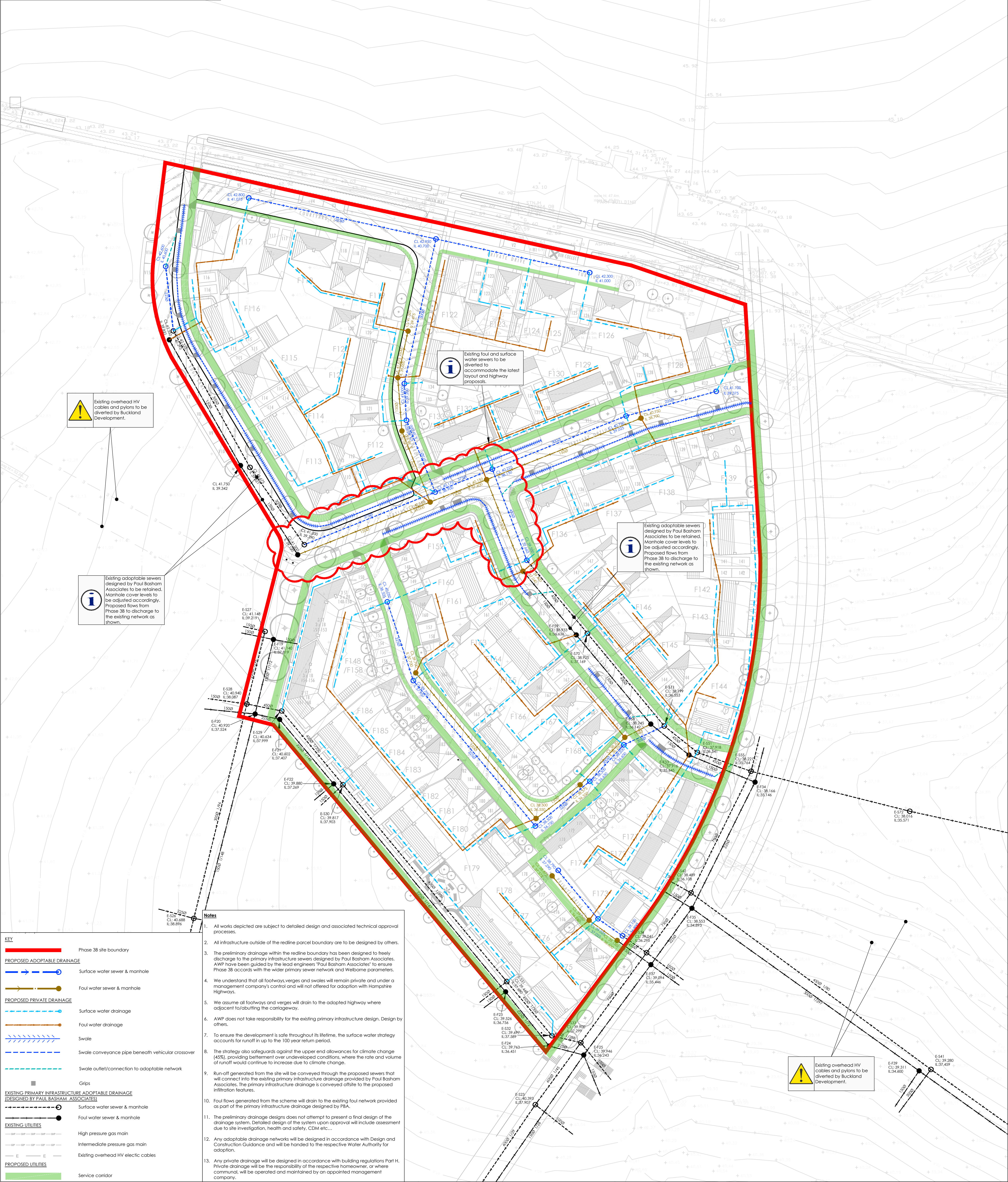
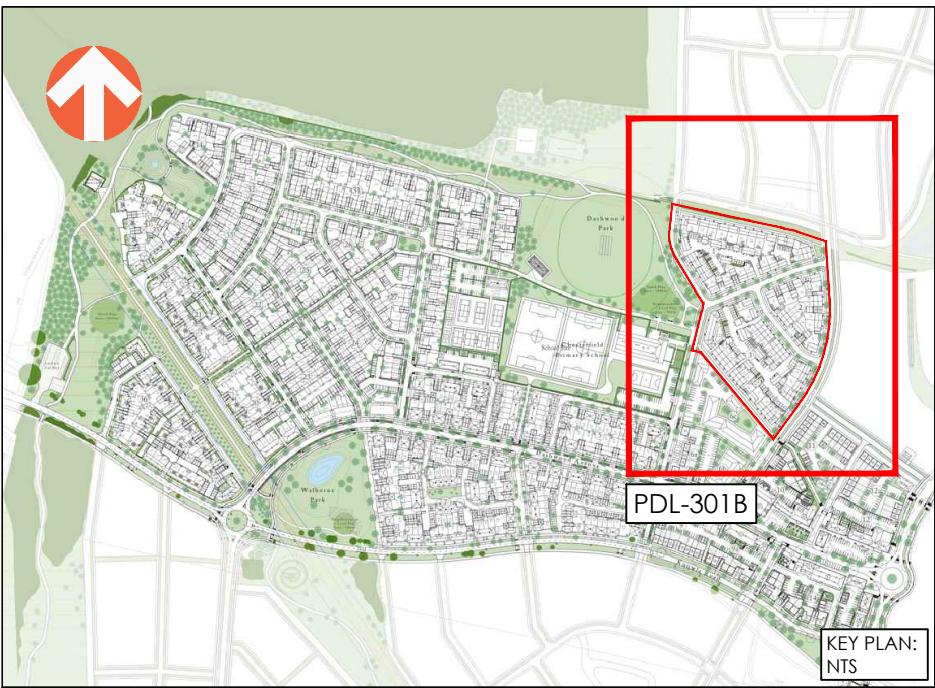
from the north western boundary, at manhole E-F26, will discharge via gravity into manhole E-F34 located in the secondary road to the south. Due to amendments to the site layout, the installed foul network must be abandoned between E-F28 and a section between E-F60 & E-F59 where a new manhole is to be installed online, due to clashes with the footways. The flows are conveyed south east and discharged into a public sewer along Wickham Road. Details of the parcel 3B foul sewer drainage proposals are shown in Appendix A. Details for the primary infrastructure foul sewers will be submitted by PBA under a separate Reserved Matters Application.

3 Conclusion

- 3.1 The surface water drainage strategy for Phase 3B has been designed in accordance with the overall strategy set out in the outline planning, however amendments are required to the installed primary infrastructure. The surface water flows are conveyed via gravity and discharged into the built primary infrastructure designed by PBA. The surface water discharges into a built attenuation basin.
- 3.2 The foul drainage strategy has also been designed in accordance with the overall outlining planning strategy. The foul flows from the western development boundary will be conveyed through the amended foul network primary infrastructure via gravity. The western boundary will also discharge into foul stubs provided within the primary infrastructure design provided by PBA and conveyed to Wickham Road.



Appendix A PDL-301B



KEY	
	Phase 3B site boundary
PROPOSED ADOPTABLE DRAINAGE	
	Surface water sewer & manhole
	Foul water sewer & manhole
PROPOSED PRIVATE DRAINAGE	
	Surface water drainage
	Foul water drainage
	Swale
	Swale conveyance pipe beneath vehicular crossover
	Swale outlet/connection to adoptable network
	Grips
EXISTING PRIMARY INFRASTRUCTURE ADOPTABLE DRAINAGE (DESIGNED BY PAUL BASHAM ASSOCIATES)	
	Surface water sewer & manhole
	Foul water sewer & manhole
EXISTING UTILITIES	
	High pressure gas main
	Intermediate pressure gas main
	Existing overhead HV electric cables
PROPOSED UTILITIES	
	Service corridor

- Notes**
- All works depicted are subject to detailed design and associated technical approval processes.
 - All infrastructure outside of the redline parcel boundary are to be designed by others.
 - The preliminary drainage within the redline boundary has been designed to freely discharge to the primary infrastructure sewers designed by Paul Basham Associates. AWP have been guided by the lead engineers 'Paul Basham Associates' to ensure Phase 3B accords with the wider primary sewer network and Welborne parameters.
 - We understand that all footways, verges and swales will remain private and under a management company's control and will not offer for adoption with Hampshire Highways.
 - We assume all footways and verges will drain to the adopted highway where adjacent to/abutting the carriageway.
 - AWP does not take responsibility for the existing primary infrastructure design. Design by others.
 - To ensure the development is safe throughout its lifetime, the surface water strategy accounts for runoff in up to the 100 year return period.
 - The strategy also safeguards against the upper end allowances for climate change (45%), providing betterment over undeveloped conditions, where the rate and volume of runoff would continue to increase due to climate change.
 - Run-off generated from the site will be conveyed through the proposed sewers that will connect into the existing primary infrastructure drainage provided by Paul Basham Associates. The primary infrastructure drainage is conveyed offsite to the proposed infiltration features.
 - Foul flows generated from the scheme will drain to the existing foul network provided as part of the primary infrastructure drainage designed by PBA.
 - The preliminary drainage designs does not attempt to present a final design of the drainage system. Detailed design of the system upon approval will include assessment due to site investigation, health and safety, CDM etc...
 - Any adoptable drainage networks will be designed in accordance with Design and Construction Guidance and will be handed to the respective Water Authority for adoption.
 - Any private drainage will be designed in accordance with building regulations Part H. Private drainage will be the responsibility of the respective homeowner, or where communal, will be operated and maintained by an appointed management company.

PROJECT: WELBORNE, FAREHAM			
TITLE: PHASE 3B - PRELIMINARY DRAINAGE LAYOUT			
PROJECT No: 1429		DRAWING No: 02-PDL-301B	
REV: A		REV: A	
SCALE @ A1: 0 1:500 25 metres			

CLIENT: C.G.FRY & SON	Buckland DEVELOPMENT LTD
DRAWING STATUS: RESERVED MATTERS APPLICATION	

DATE: 14.08.2026	INITIALS: IL JR DCH
REV: 1	DESCRIPTION: BY CHK APD

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