

From: Peter Pennekett

Sent: 23 October 2023 15:47

To: Essalih, Ikrame

Cc: Developer Services, [Redacted text]

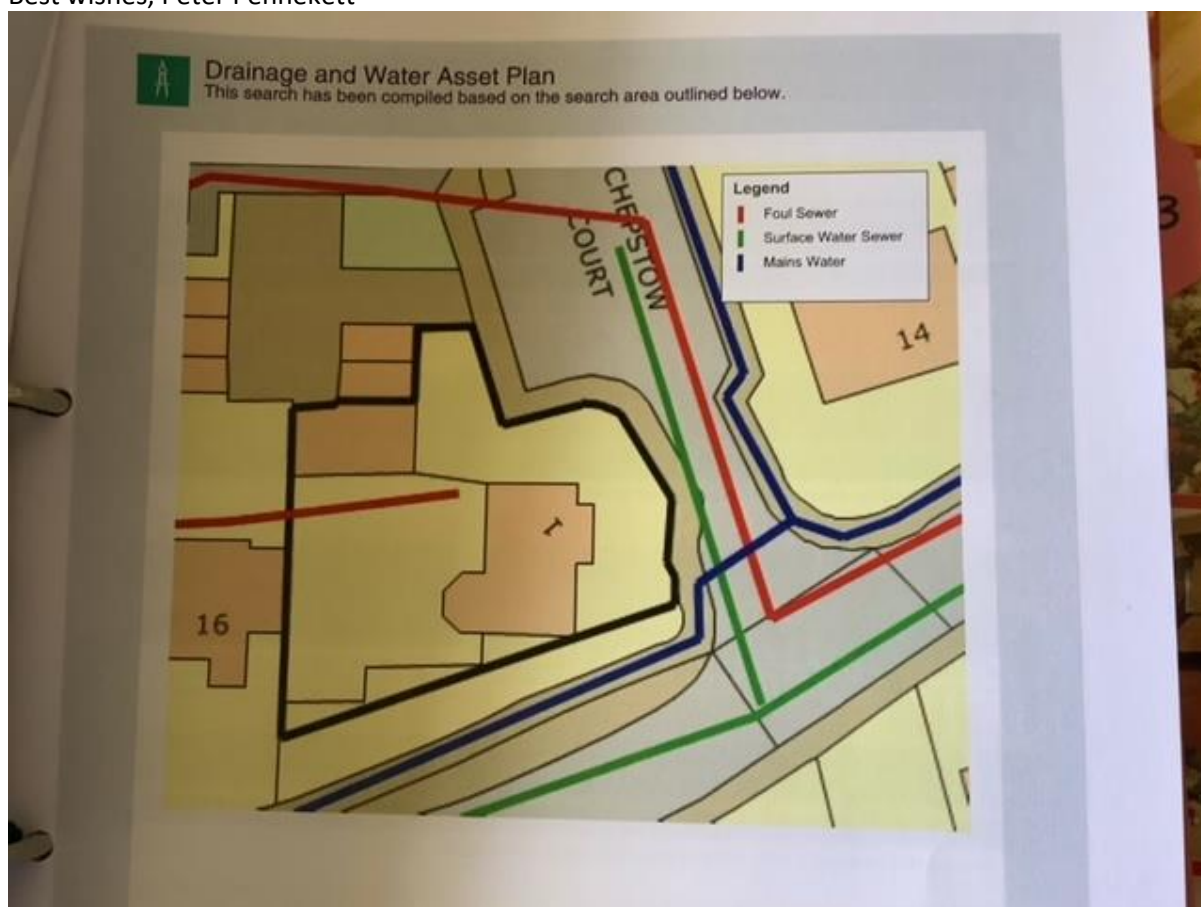
Subject: Discharge of Conditions Application APP/23/00028 at 1 Chepstow Court, WaterlooVille, PO7 8NH

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Dear Ms Essalih thanks for your email of 16th October. Please see the email below from Russ Williams of Southern Water Development Services. He has confirmed that sewers/drains which serve only one property continue to be privately owned and maintained up to the property boundary and are NOT public sewers owned by Southern Water. The plan Southern Water provided to you (copy attached) showed that the sewer starts in our garden and serves only us which has been confirmed on inspection by the Building Inspector. Therefore there is no public sewer on our property and Condition 3 of the planning permission to our property relating to a public sewer does not apply.

I believe that means we are now able to start the works, which will take place of course in accordance with all the other requirements of the planning permission and under the scrutiny of the Building Control Officer.

Best wishes, Peter Pennekett



On 23 Oct 2023, at 14:44, Developer Services <Developer.Services@southernwater.co.uk> wrote:

Good afternoon

As discussed on our telephone call, we would only need an S18 build over application for building work that is being undertaken within 3m of a **public** sewer, we do not require applications for private sewers.

For details on the difference between public and private sewers please see our guidance which can be found at

[Build over or near to a public sewer \(southernwater.co.uk\)](#)

For info, the section of the FAQ's relating to public, private and lateral sewers reads:-

Private gravity sewers that were constructed and connected to our network prior to 1st July 2011 are now our responsibility as public sewers under [S105a of the Water Industry Act](#) when they were officially transferred on 1st October 2011. Providing clear ownership and better long-term maintenance for the sewer network. **Lateral drains (which is a pipe that serves only one property) continued to be privately owned and maintained up to the property boundary, from which it then becomes a public lateral drain.**

Hope this helps

Regards

Russ Williams
Technical Service Delivery Advisor
Developer Services
T. 0330 303 0119
southernwater.co.uk

