



Department of Planning and Development  
Havant Borough Council  
Public Service Plaza  
Civic Centre Road  
Havant  
Hampshire  
PO9 2AX

Your ref  
APP/20/00849

Our ref  
PLAN-035474

Date  
21/10/2020

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Proposed two storey rear extension, single storey rear extension, alterations to roof to create habitable accommodation including dormer on south elevation.

**Site:** APP/20/00849: - 51 Bacon Lane, Hayling Island, PO11 0DW.

Thank you for your letter dated 02/10/2020.

Please find attached a plan of the sewer records showing the approximate position of a public foul rising main within the site. The exact position of the public asset must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- The 200 mm diameter foul rising main requires a clearance of 3 metres on either side of the public rising main to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public foul rising main without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public rising main.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: [southernwater.co.uk/media/default/PDFs/stand-off-distances.pdf](https://southernwater.co.uk/media/default/PDFs/stand-off-distances.pdf)



We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" ([southernwater.co.uk/media/1642/ds-tree-planting-guide.pdf](https://southernwater.co.uk/media/1642/ds-tree-planting-guide.pdf)) and the Sewerage Sector Guidance ([water.org.uk/sewerage-sector-guidance-approved-documents/](https://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.

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

To make an application visit: [developerservices.southernwater.co.uk](https://developerservices.southernwater.co.uk) and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link: [southernwater.co.uk/developing-building/connection-charging-arrangements](https://southernwater.co.uk/developing-building/connection-charging-arrangements)

In 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 3 of the Building Regulations:

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

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

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

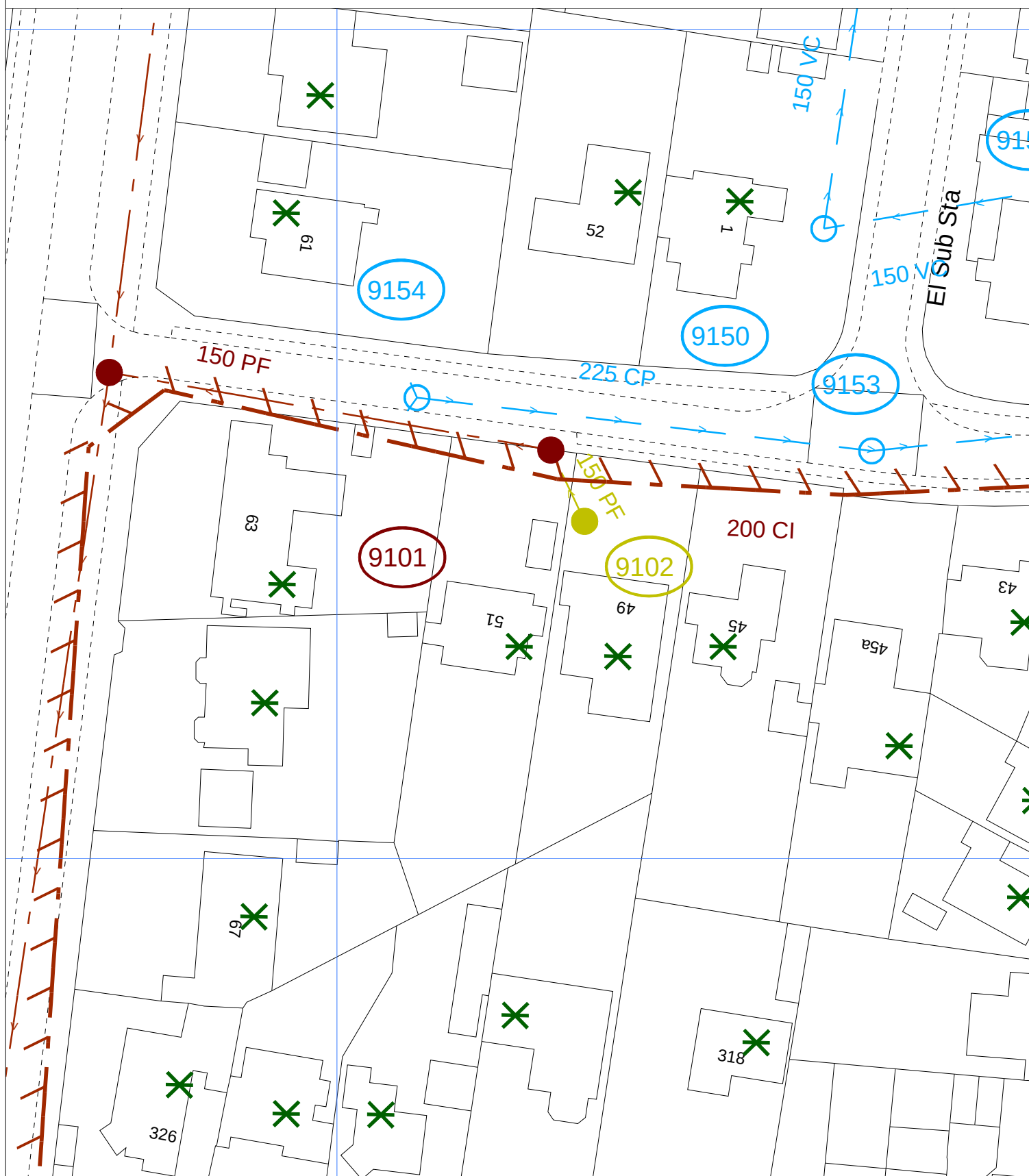
Website: [southernwater.co.uk](https://southernwater.co.uk) by email at: [SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

Yours faithfully,



Joff Edevane  
Growth Planning Lead  
**Business Channels**

# SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: SZ7099SE

Scale: 1:625

Screen Print

**WARNING: BAC pipes are constructed of Bonded Asbestos Cement**

**WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement**



Printed By: chandne

Date: 20-10-2020

Southern Water MapGuide Browser

Requested By:

