



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

Your ref
APP/20/01027

Our ref
PLAN-036285

Date
03/12/2020

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Proposed single storey rear extension with first floor roof accommodation and flat roofed dormers; conversion of front integral double garage into habitable accommodation with external alterations including raising of ridge, hip to gable enlargement and replacement dormers. (Revision to APP/20/00301).

Site: APP/20/01027: - Rosebud Cottage, Stakes Hill Road, Waterloo, PO7 5UB.

Thank you for your letter dated 13/11/2020.

It appears that the developer is intending to build-over/close-to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. 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 Southern Water to allow building-over/close-to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water.

The conditions associated with the build-over/close-to a public sewer are contained in Southern Water guidance notes which are available at:

developerservices.southernwater.co.uk/BuildOver/ApplicationForm

The applicant is advised to apply for approval of the works through the Build Over Public Sewer application process.

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.



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 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.

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 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.

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

Guidance on Building Regulations is here:

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 by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,



Joff Edevane
Growth Planning Lead
Business Channels



Requested By: