



WATER
for LIFE

from
**Southern
Water** 

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

Your ref
APP/20/00376

Our ref
PLAN-035098

Date
25/09/2020

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Retain the existing 'Fowley Cottage' dwelling and tennis court and construct nine new dwellings and 1No. garden studio. (Revised).

Site: APP/20/00376: - Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH.

Thank you for your letter dated 04/09/2020.

The submitted drainage layout shows (5042/004 Rev-E) shows protection measures (Easement) 3- and 3.5-meters protection measures (Easement) on either side of the 300 mm public foul sewer and 450 mm public surface water sewer is satisfactory to southern water.

An approval for the connection to the public sewer should be submitted under Section 106 of the Water Industry Act.

The Submitted drainage information shows developer can discharge surface water flow no greater than existing levels if proven to be connected and it is ensured that there is no overall increase in flows into the sewerage system. No additional flows other than currently received can be accommodated within exiting sewerage network.

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Sewers for Adoption (Appendix C) and CIRIA guidance available here:

water.org.uk/sewerage-sector-guidance-approved-documents/

[ciria.org/Memberships/The SuDS Manual C753 Chapters.aspx](http://ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx)

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Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

All other comments in our response dated 07/07/2020 remain unchanged and valid.

For any further queries please contact us at developerservices@southernwater.co.uk

Yours faithfully,



Joff Edevane
Growth Planning Lead
Business Channels