

I can confirm that the construction is in accordance with details approved under DS_BOS-111137 are acceptable. Building Over Public Sewers Approval is, however, a technical approval – it doesn't replace planning process.

In terms of planning, I would refer to our planning comments letter dated 21/05/2019 ref PLAN-028049, which states:

Southern Water requests that this application is not determined until such time as the applicant produces a suitable layout. The applicant shall investigate the below options, in order:

1. Amend the site layout to maintain the public sewer standoff distance of 3m.
2. It might be possible to divert the public sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.
3. If all of the above options are not feasible, the applicant may wish to enquire with Southern Water if the construction over the sewer can be allowed (a formal Building Over Public Sewer application is required).

Although the developer obtained BO approval, no justification was provided by the developer on why are option 1 and 2 not feasible.

I hope my above explanations are more clear now.

Kind Regards

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