

Planning Service,
Public Service Plaza,
Civic Centre Rd.,
Havant.
PO9 2AX

Your Ref. APP/19/00391

For the attention of Mr L Oliver

Comments on Planning Application APP/19/00391

Thank you for your letter dated 25th May 2019 regarding development at 200 Park Avenue, Purbrook.

I fully support all improvements and development of the site except those, similar to this application, which impose a detrimental constraint and cause severe loss of amenity and reduced beneficial use of adjacent properties.

The Application includes plans to divert a >50 years old 1125 mm diameter public sewer to within 3.0 metres of the boundary of the development site.

1. The proposed works include the construction of four manholes, two of which at a probable diameter of at least 2.0m, within one metre of the site boundary and at an invert depth in excess of five metres.
Such works are contrary to the requirements of a 5.0 metre easement expected by Messrs Southern Water and could prejudice safe operation of the sewer.

The easement will extend two metres into an adjacent property thereby reducing the amenity and imposing potentially severe constraints on the beneficial use of that adjacent property.

I wish to advise that I cannot agree to the diversion of this sewer.

Messrs Southern Water (see SW letter ref. PLAN-027891, dated 15.5.19) make the following comment:

The 1125 mm sewer requires a clearance of 5 metres either side of the sewer to protect it from construction works and allow for future access for maintenance. No development or new tree planting should be located within 5 metres either side of the centreline of the public sewer.

Clearly the proposals do not comply with this requirement.

2. The development site is sometimes used for incinerating industrial waste, any grant of Planning Approval should include a condition that precludes the incineration of arisings from demolition, construction or any other works.
3. The Design, Access and Planning Statement includes the objective that: *'Unacceptable harm to the amenity of neighbouring properties is not compromised as a result of the development'*

Patently this statement is not true

4. The works as planned have a high potential for causing damage to existing structures on neighbouring properties, any grant of Planning Approval should include a condition enforcing the requirements of, and compliance with, the Party Wall etc Act 1996

Yours sincerely,