

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

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Tel: 0330 303 0119

Email: developerservices@southernwater.co.uk

Your Ref
APP/18/00858
Our Ref
PLAN-025160
Date
07/11/2018

Dear Sirs,

Proposal: Proposed refurbishment (including extensions and alterations) to No 10; proposed complete re-building of No. 8 (including extensions and alterations); revised application to include dormer to No. 10; enlargement of ground floor rear extensions to both properties; and increase in width of No.8. Site: 8-10 Kings Road, Emsworth, PO10 7HN. APP/18/00858

Thank you for your letter of 17/10/2018.

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

Construction over or within the stand off distance of public sewers will not be permitted. Southern Water requests that this application is not determined until such time as the applicant produces a suitable layout. If planning permission were to be granted, Southern Water (as the statutory sewerage undertaker) would request that the Council (as the Building Control Authority) refuse Building Regulations approval on the grounds that building over the public sewer cannot be permitted. In order to progress the proposed development on the site, the layout must be amended.

Please note:

1. The 150mm diameter sewer requires a clearance of 3 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.

2. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer
3. No new soakaways should be located within 5 metres of a public sewer.
4. All other existing infrastructure should be protected during the course of construction works.

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 is carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions. Alternatively, the applicant may wish to investigate the option of amending the site layout or combine a diversion with amendment of the site layout.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example, "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect/ divert the public sewers, prior to the commencement of the development."

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Southern Water requires a formal application for a connection to the foul sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

The design of drainage should ensure that no land drainage or ground water is to enter public sewers network.

Yours sincerely

A handwritten signature in black ink, appearing to be 'CS' or similar, written in a cursive style.

Claire Smith
Developer Services