



Department of Planning and
Development
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Developer Services
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Your Ref
APP/18/00453
Our Ref
PLAN-023842
Date
14/08/2018

Dear Sirs,

Proposal: Reserved matters application following outline permission APP/15/01435 to layout, scale, appearance and landscaping for 175No. dwellings (including 53 affordable homes) comprising 5 x 1 bed flats, 18 x 2 bed flats, 28 x 2 bed houses, 84 x 3 bed houses and 40 x 4 bed houses; play area and public spaces, roads, footways, cycleway, and drainage features. Site: Land South of Bartons Road, Havant PO9 5NA. APP/18/00453

Thank you for your letter of 16/07/2018.

Southern Water would have no objections to the details of scale and appearance of the above proposal.

The proposed layout and landscaping features (such as swales and ponds) of above development are not acceptable to Southern Water as affecting public sewers and statutory stand off distance of this apparatus for any construction. In order to produce a suitable layout, the developer is required to agree an acceptable development and sewer diversion layout with Southern Water under Section 185 of the Water Industry Act.

The proposed surface water drainage will not be acceptable to Southern Water. Southern Water would not consider the proposals for adoption under Section 104 of the Water Industry Act and will not allow communication of any overflows from ponds, swales or other infiltration facilities with public sewers. The design of drainage should ensure that no land drainage or groundwater is to enter public sewers network.

No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public or adoptable sewers.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

The comments in our initial consultation remain valid and unchanged and appropriate drainage condition shall be imposed on planning permission to allow design of adequate drainage.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Marta Karpezo'.

Marta Karpezo
Developer Services