

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: southernwaterplanning@atkinsglobal.com

Your Ref

APP/18/00466

Our Ref

PLAN-023063

Date

04/06/2018

Dear Sirs,

**Proposal: Single storey front and side extension with rendered walls and
hipped roof.**

Site: 2 Priorsdean Crescent, Havant, PO9 3AT.
APP/18/00466

Thank you for your letter of 15/05/2018.

Please find attached a plan of the sewer records showing the approximate position of a public critical surface water sewer crossing the site. The attached plan shows that the proposed development lies close to an existing public critical sewer. The exact position of the public surface water sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

1. The 450 mm diameter critical surface water sewer requires a clearance of 3.5 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 3.5 metres either side of the external edge of the public sewer
2. No new soakaways should be located within 5 metres of a public sewer.
3. All other existing infrastructure should be protected during the course of construction works.

Southern Water objects to the proposed development layout on the grounds that building within the stand off distance of the public critical sewer cannot be permitted.

In order to progress the proposed development on the site, the layout must be amended. The applicant may investigate what further encroachment towards this sewer before any decision can be made as to whether it would be acceptable for the proposed development close to the sewer. Please apply through Build near Public Sewers process. 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".

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 the public critical surface water sewers, prior to the commencement of the development."

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.

Southern Water requires a formal application for new connections to the public foul and surface water sewers 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>.

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.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Narta Kuper".

Developer Services