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Your Ref

APP/17/00311

Our Ref

PLAN-022400

Date

16/04/2018

Dear Sirs,

Proposal: Demolition of 2No. detached houses at No's 190 and 188 Sea Front. Erection of a new building and annexe at No. 190 with the main building providing 11no units and 2no. units in the annexe. Erection of a new building at No. 188 Sea Front providing 5no. units. 18 units in total. Associated landscaping, access, parking to provide 32no. spaces, cycle parking for each building providing 1no.space per unit and bin stores for each building. (Approved 12.10.17). Discharge of condition No/s 3, 4, 5 ,8 ,9, 10 and 15. (13.3.18)

Site: 188-190 Sea Front, Hayling Island, PO11 9HT
APP/17/00311

Thank you for your letter of 26/03/2018.

Southern Water cannot recommend discharge of condition 3 for the following reasons:

As previous stated in our response dated 28th of April 2017, Southern Water request confirmation of the exact position of the public sewers within the site before the layout of the proposed development is finalised.

A sewer capacity assessment is required in order to identify a point where capacity is available to serve the proposed development and to protect downstream properties from risk of flooding.

Surface water from the proposed development should be disposed in compliance with Part H3 of the building Regulations. 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 proposed drainage layout does not show the final connection point for surface water. Please submit a drainage layout plan with its relevant final discharge point.

Southern Water is not able to comment on and recommend discharge of the requirement for protection of public sewers (condition 15) due to insufficient information being provided. The submitted drawing do not show any protection measures (easement) for the sewers.

Please note no development or new tree planting should be located within 3.5 metres either side of the external edge of the public sewers and all existing infrastructure should be protected during the course of construction works.

No new soakaways should be located within 5 metres of a public sewers.

Reference should be made to Southern Water publication "A Guide to Tree Planting near water Mains and Sewers" with regards to any Landscaping proposals.

Please note, the design of drainage should ensure that no land drainage or groundwater is to enter public sewers network.

Southern Water would have no comments to make with regards to other conditions being subject of consultation.

Yours sincerely,



Developer Services

