

From: chris@alpinehomesuk.co.uk [<mailto:chris@alpinehomesuk.co.uk>]

Sent: 15 May 2018 09:34

To: Ballam, Rachel <Rachel.Ballam@havant.gov.uk>

Subject: RE: Planning Application APP/17/00311 at 188-190 Sea Front, Hayling Island, PO11 9HT

Morning Rachel

Please see our latest drainage plan attached which has been submitted to Southern water for their approval. We had an application rejected but with 2 minor points to be altered. These have now been rectified and re-submitted. Hopefully have the formal drainage acceptance in the very near future.

In response to a couple of Southern Waters points, we are unable to have soakaways on the site because of the water level in the ground being that the site is so close to the sea. There is a mains surface water drain running along the site adjacent to the mains foul pipework. It is our intention to discharge the impermeable surface water into the surface water drain.

Kind regards

Chris Fields

Project Manager

Alpine Group Ltd

Telephone | 01489 892978

Mobile | 07881976461

E-mail | chris@alpinehomesuk.co.uk

Web | www.alpinehomesuk.co.uk

Alpine Homes Ltd, Three Oaks, Botley Road, Bishops Waltham, Southampton, SO32 1DR



From: Ballam, Rachel <Rachel.Ballam@havant.gov.uk>

Sent: 09 May 2018 12:53

To: 'chris@alpinehomesuk.co.uk' <chris@alpinehomesuk.co.uk>

Subject: FW: Planning Application APP/17/00311 at 188-190 Sea Front, Hayling Island, PO11 9HT

Good afternoon Mr Fields,

My apologies for the delayed response. Information can be submitted either through the website or directly to this email address, as per your preference. Please find below the comments received from Southern Water:

“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 does 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 sewer.

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."

Kind regards,

Rachel Ballam
Planning Officer: Conditions Discharge and Compliance
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX
Direct Line: +4423 92 446 143

rachel.ballam@havant.gov.uk

www.havant.gov.uk

www.facebook.com/havantboroughcouncil

www.twitter.com/havantborough