



Department of Planning and
Development
Havant Borough Council
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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/17/00790

Our Ref

PLAN-019484

Date

25/08/2017

Dear Sirs,

Proposal: Subdivision of garden and erection of 1 No.3 bed bungalow and detached double garage with access from Marshall Road and erection of a new detached double garage for No. 32 Fishery Lane with access from Fishery Lane.
Site: 32 Fishery Lane, Hayling Island, PO11 9NR.
APP/17/00790

Thank you for your letter of 07/08/2017.

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

It might be possible to divert the public sewer and rising main, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

Should the applicant wish to divert apparatus:

1. The 375 mm diameter public foul 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. The 375 mm diameter foul rising main requires a clearance of 4 metres either side of the rising main to protect it from construction works and allow for future access for maintenance.
3. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer
4. No new soakaways should be located within 5 metres of a public sewer.
5. All other existing infrastructure should be protected during the course of construction works.



Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items (1) – (4) above also apply.

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 divert the public 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.

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.

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.

Southern Water requires a formal application for a connection to the public foul and surface water 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".

Yours sincerely

A handwritten signature in black ink, appearing to read "J. M. and".

Developer Services