

From: Karpezo, Marta
Sent: 23 March 2017 20:07
To: Simon Kennedy
Subject: RE: APP/16/00587 - 36 Havant Road, Hayling - PLAN-017229

Hello Simon

Thank you for your email.

As discussed today, I confirmed with Stuart the approved details. After all also the drawing no 15 Rev D is acceptable subject
To the below as stated by the applicant and assuming the location of the sewer is as indicated on the plan. Please see the attached.

" I can confirm that we will not be digging footings for the proposed garage or cycle store as it will sit on top of the existing concrete slab.

I have also spoken to the architect and builder this afternoon and they assure me that the soakaway will be more than 5m away from the sewers."

Kind Regards

Marta Karpezo
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From: Simon Kennedy
Sent: 23 March 2017 09:19
To: Karpezo, Marta
Cc: Ward, Stuart; David Eaves; Steve Weaver
Subject: APP/16/00587 - 36 Havant Road, Hayling - PLAN-017229

Dear Marta.

Please could you have a look at this one for me. It is actually a response that you have provided but I would like to raise a couple of points.

Firstly, your response (PLAN-017229) states:

"The proposed plans indicate different locations of the public foul sewer. The applicant is required to provide the exact details (location, size and depth) of the public sewer as determined on site through site/ drainage investigation. Please note that the public foul sewer location as shown by the developer for Building Regulations enquiry purposes indicated the garage to be located approx 3 metres away from the public sewer.."

However it seems to have already been agreed by Southern Water (in the letter provided within the discharge of condition application) that build over is acceptable:

"Regarding the proposed garage and cycle storage; having discussed this with our build over team I can confirm that as you are not disturbing the ground or digging new footings for this structure, and it will be built directly on top of the concrete slab, there would be no issue with the structure being closer than 3m to the public sewer.

Kind regards,
Lewis Maker
Infrastructure Advisor"

As discussed with Stuart in our meeting last week, it is very difficult to go back to an applicant with comments that seem contradictory to agreements already in place with Southern Water. If the contradiction is covered under condition for the building regs then please let me know, if it is not could you please explain why it is acceptable to Southern Waters Infrastructure Advisor and Build Over Team but not in respect of this planning consultation?

Secondly, there is a question that as the scheme as a whole has already been conditionally approved by Southern Water under building regs, that this suggests that the principle of the development has been found acceptable with the information currently provided. Could you please explain why it is felt a survey is needed for the purposes of this consultation but not under building regs, again this is an instance where the applicant will argue that one part of Southern Water says one thing while planning says another. Again if this is covered by the conditions pursuant to the building regs approval then please let me know so I can feed this back to the applicant.

Further comment on the relationship between building regs and planning matters would also be appreciated. At the root of the question is whether consideration of infrastructure is made under the building regs approval, if this is the case then should it be conditioned in planning terms at all? If this is not the case can you confirm that the conditional building regs approval conditions drainage surveys and planning approvals?

Kind regards

Simon Kennedy

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