

Public Drain Protection Measures

Southern Water Ref: DSA000006865

Planning Ref: APP/21/01431

Our Ref: 21114

- 1.1 As per the Southern Water (SW) consultation dated 6th January 2021, the map provided indicates there is a 150mm Vitrified Clay public sewer crossing the application site. Therefore, SW has stated an investigation of the drain is required.
- 1.2 The Applicant completed a trial hole on 20th January 2021 in the location where the map shows the drain crosses the application site (due south of the existing garage). See drawing 21114_405A which marks the location of the alleged drain, and the location of the trial hole.
- 1.3 The Applicant dug to a depth of 1400mm, 2300mm in length and 600mm in width.



- 1.4 There was no sign of the sewer, nor did the Applicant find the compacted granular fill which would be a minimum of 150mm around the sewer pipe.
- 1.5 This proves that the sewer pipe is not in the location shown on the map that SW has provided.
- 1.6 Therefore, the proposed north-west corner of the garage will be a minimum of 950mm away from any public sewer. The north-east corner of the garage will be a minimum of 2600mm away from any public sewer. This means that the public sewer is also outside of the Loading Area of any new foundations.
- 1.7 It is deemed that the Applicant has undertaken the necessary measures to investigate the sewer, as requested by SW, and the drain is not located in the position that SW has indicated.
- 1.8 We propose that a Conditional Planning Approval is issued which does not restrict construction but instead states that if a public sewer is found during construction then a Build Over/Near Agreement must be submitted and obtained from Southern Water. The extension will also be subject to regular site visits from the Building Inspector who would also enforce a Build Over/Near Agreement if a public sewer is found during construction.

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21st January 2022