



Department of Planning and
Development
Havant Borough Council
Public Service Plaza
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Havant
Hampshire
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/15/01170
Our Ref
PLAN-011714
Date
04/11/2015

Dear Sir

Proposal: Single storey extension plus front bay window.

Site: 25 Boundary Way, Havant, PO9 1NE.

APP/15/01170

Thank you for your letter of 23/10/2015.

The attached plan shows that the proposed extension lies over an existing public sewer. Please note that building over change of direction and public manholes is not permitted by Southern Water.

An investigation of the sewer is required to ascertain its condition, the number of properties served, and potential means of access, before any decision can be made as to whether it would be acceptable for the proposed development to be constructed over the sewer. If changes to the Public Sewer infrastructure are required then the works in relation to the public sewer network must be supervised by Southern Water through submission of a Build Over application.

Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker – in this case Southern Water. 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.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application to Build Over Public Sewer is required in order to approve the proposed works, please contact Southern Water, Sparrowgrove House

Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Furthermore, 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".

Southern Water requires a formal application for any new connection to the public 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".

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 Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Yours sincerely


Developer Services

HAVANT BOROUGH
COUNCIL
12 NOV 2015
RECEIVED

