



Department of Planning and
Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
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/15/01029
Our Ref
PLAN-011383
Date
09/10/2015

Dear Sir

Proposal: Application to determine whether prior approval is required for the siting and appearance of 1No. replacement pole 15m in height, 1No. additional cabinet and associated ancillary development.
Site: Telecommunications mast, Fishery Lane, Hayling Island, PO11 9NF.
APP/15/01029

Thank you for your letter of 30/09/2015.

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

From our initial assessment of the existing apparatus it appears that there is limited opportunity to divert existing drainage apparatus, and therefore Southern Water objects to the proposed development. If planning permission were to be granted, Southern Water (as the statutory sewerage undertaker) would request that the Council (as the Building Control Authority) refuse Building Regulations approval on the grounds that building over the public sewer cannot be permitted.

In order to progress the proposed development on the site, the layout must be amended. In considering an amended layout:

The rising main and 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.

No development or new tree planting should be located within 3 metres either side of the centreline of the public sewers.

No new soakaways should be located within 5 metres of a public sewer.

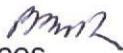
All other existing infrastructure should be protected during the course of construction works.

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".

Yours sincerely

Developer Services

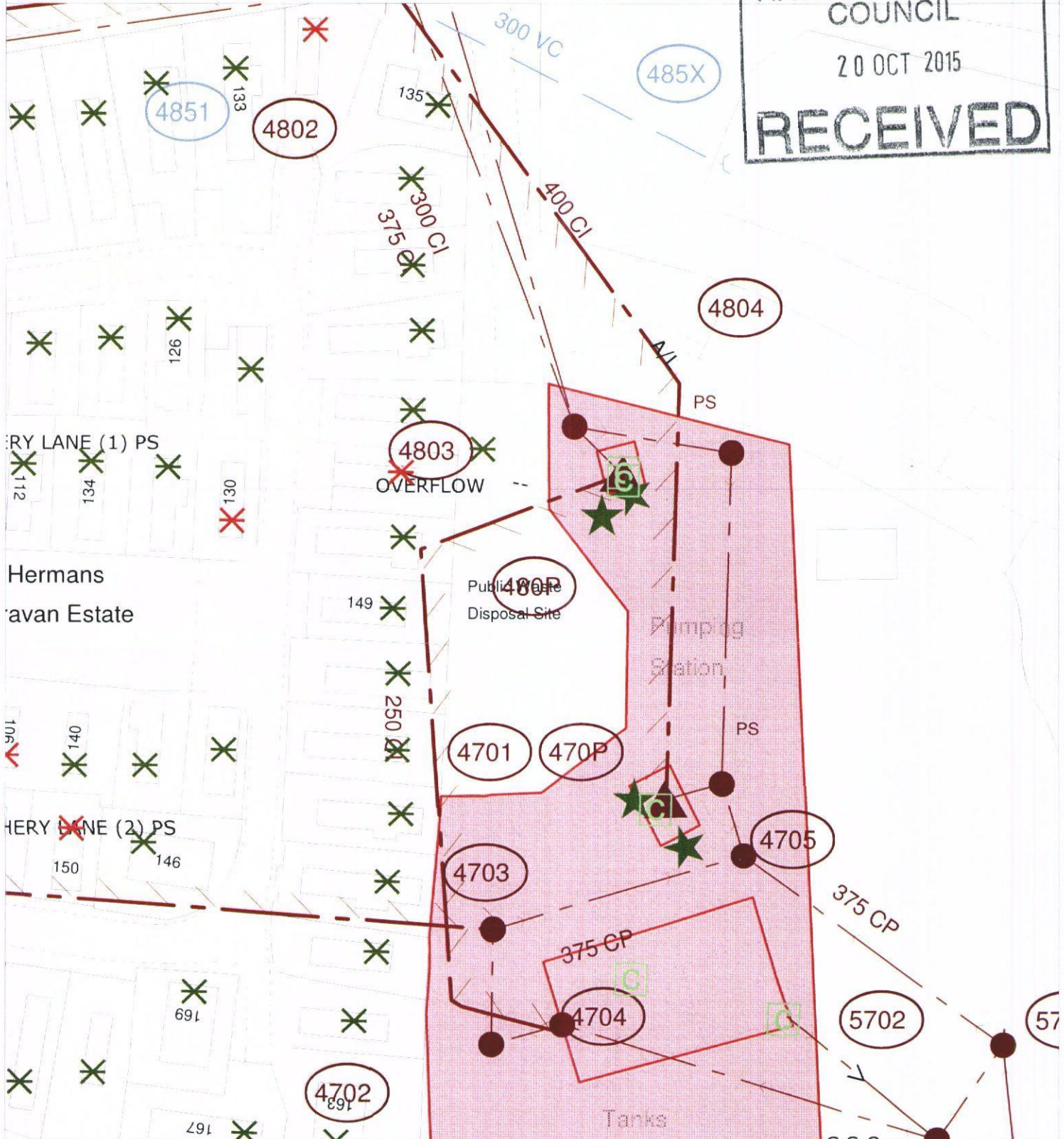
A handwritten signature in black ink, appearing to be 'MML', is written above the text 'Developer Services'.

SOUTHERN WATER

HAVANT BOROUGH COUNCIL

20 OCT 2015

RECEIVED



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: SZ7398NW

Scale: 1:625

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement

Southern Water

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Printed By: banuh

Date: 9-10-2015

Southern Water MapGuide Browser

Requested By: