



Department of Planning and  
Development  
Havant Borough Council  
Public Service Plaza  
Civic Centre Road  
Havant  
Hampshire  
PO9 2AX



Developer Services  
Southern Water  
Southern House  
Sparrowgrove  
Otterbourne  
Hampshire  
SO21 2SW

Tel: 0330 303 0119

Email: [developerservices@southernwater.co.uk](mailto:developerservices@southernwater.co.uk)

Your Ref  
APP/14/00232  
Our Ref  
PLAN-005717  
Date  
22/06/2014

Dear Sir

**Proposal: Construction of 47 dwellings, including 30% affordable, comprising 10No. 5 bed, 21No. 4 bed, 10No. 3 bed and 6No. 2 bed houses, with associated access from Bedhampton Hill, landscaping and ancillary works.**  
**Site: Development site at Portsdown Hill, west of Glebe Park Avenue and north of Bedhampton Hill, Havant, PO9 3JU.**  
**APP/14/00232**

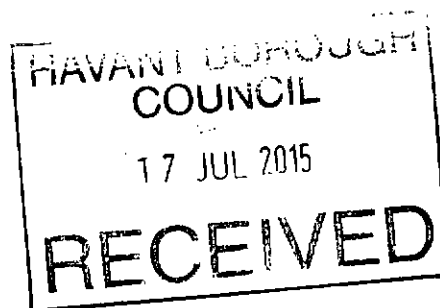
Thank you for your letter of 11/03/2014.

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer 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. Please note:

- No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.
- No new soakaways should be located within 5 metres of a public sewer.

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, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).



Following further investigations, Southern Water are developing a scheme with the developer under S98 of the Water Industry Act 1991 to provide adequate capacity in the local foul sewage network and have no objections to the developer connecting to the public sewer.

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.

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

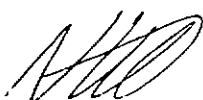
Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme
- Specify a timetable for implementation

- Provide a management and maintenance plan for the lifetime of the development. This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

We request that should this application receive planning approval, the following condition is attached to the consent: "Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water."

Yours faithfully



Developer Services