



Atkins Limited
Anglo St James House
39A Southgate Street
Winchester
Hampshire SO23 9EH

Telephone +44 (0)1962 858688
Fax +44 (0)1962 810296

winchester.enquiries@atkinsglobal.com
www.atkinsglobal.com

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

Your Ref: APP/12/00760

Our Ref: PLAN-001063

04/09/2012

Proposal: Demolition of later additions to side and rear elevations of Listed Convent, complete removal of already partially demolished link between Church and Convent, conversion and refurbishment of former Convent building to 17No. apartments, erection of 65No. dwellings, fencing and landscaping, public open spaces and alterations to existing accesses to London Road and Hulbert Road. Site: St Michaels Convent, 354 London Road, Waterlooville, PO7 7RZ. APP/12/00760

Dear Sir,

Thank you for your letter of 16/08/2012.

Please find attached a plan of the sewer records showing the approximate position of public foul sewers crossing the site. The exact position of these public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the public sewer/s, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

Should the applicant wish to divert apparatus:

1. The 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.
2. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer

3. No new soakaways should be located within 5 metres of a public sewer.
4. All other existing infrastructure should be protected during the course of construction works.

Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items (1) – (4) above also apply.

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. The applicant has identified a number of such sewers that may now be deemed to be public sewers crossing the site. Any sewer found during construction works, should be investigated to determine its condition, the number of properties served, and potential means of access before any further works commence on site. Formal agreements under Section 185 of the Water Industry Act may be required for diversion of these sewers.

Southern Water requests that this application is not determined until such time as the applicant produces a suitable layout. For further advice, the applicant is advised to contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel 01962 858688),

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/protect the public sewers, prior to the commencement of the development."

Southern Water requires a formal application for a connection to the public foul 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. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688 or www.southernwater.co.uk).

No surface water should be permitted to be discharged to the foul sewerage system, in order to protect properties downstream from flooding.

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.

The application details for this development indicate that the proposed means of surface water drainage for the site is via a watercourse. The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

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

SOUTHERN WATER

HAVANT BOROUGH
COUNCIL

07 SEP 2012

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.

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530

O.S. REF: SU6809NE

Scale: 1:2500

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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



Printed By: banuh

Date: 31-8-2012

Southern Water MapGuide Browser

Requested By: