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Department of Planning and Development
Havant Borough Council
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Civic Centre Road
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PO9 2AX

Your Ref: APP/13/00039

Our Ref: PLAN-002517

21/03/2013

Proposal: Outline Application for erection of 1No. two storey dwelling with all matters reserved.

Site: 7 North Close, Havant, PO9 2TE.

APP/13/00039

Dear Sir,

Thank you for your letter of 20/02/2013.

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer crossing the site. The exact position of the public foul 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 foul sewer, 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 150 mm diameter 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. 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 Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688).

The applicant has not stated details of means of disposal of foul drainage from the site.

Southern Water requires a formal application for a 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 Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688), or www.southernwater.co.uk"

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 faithfully,

Developer Services