

Department of Planning and Development
Havant Borough Council
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Your Ref: APP/12/00772

Our Ref: PLAN-002486

05/03/2013

Proposal: Erection of 79 dwellings consisting of 8No. 1 bed flats, 12No. 2 bed flats, 6No. 2 bed houses and 53No. 3 bed houses, construction of access from Ranelagh Road

Site: Land South of, Ranelagh Road, Havant PO9 1NR.

APP/12/00772

Dear Sir,

Thank you for your letter of 15/02/2013.

Please find attached a plan of the sewer records showing the approximate position of public sewers crossing the site. The exact position of the public sewers must be determined on site by

the applicant before the layout is finalised.

- The 1650 mm diameter sewer requires a clearance of 5 metres either side of the sewer.
- The 600 mm diameter sewer requires a clearance of 3.5 metres either side of the sewer.
- The 525 mm diameter sewer requires a clearance of 3.5 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 5 metres either side of the centreline of the public sewer
- 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. Our initial investigations indicate that Southern Water can provide foul sewage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

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).

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.

Due to the nature of the proposed surface water disposal system, it will not be adopted by Southern Water; you should assure yourself that appropriate mechanisms are in place to ensure the future maintenance of the proposed surface water disposal systems.

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



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: SU7006SE

Scale: 1:1250

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

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

HAVANT BOROUGH
COUNCIL

08 MAR 2013

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**Southern
Water**

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Date: 18-9-2012

Southern Water MapGuide Browser

Requested By: