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

Your Ref: APP/12/00814

Our Ref: PLAN-001039

30/08/2012

**Proposal: Construction of 1No. 1 bed detached chalet style bungalow with parking and landscaping and utilising existing access to Birch Tree Drive.
Site: Land north of 26A Birch Tree Drive, Emsworth PO10 7RT.
APP/12/00814**

Dear Sir,

Thank you for your letter of 13/08/2012.

Please find attached a plan of the sewer records showing the approximate position of a surface water sewer crossing the site. The exact position of the surface water 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 surface water 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 375 mm diameter surface water 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 surface water sewer.
- 3.No new soakaways should be located within 5m 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).

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),

Southern Water requires a formal application for a connection to the foul and surface water 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/technical staff or Environment Agency should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Yours faithfully,



Developer Services

RECEIVED

