Southern Water

HAVANT BOROUGH COUNCIL
07 JUN 2012
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ATKINS

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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/12/00053

Our Ref: PLAN-000432

04/06/2012

Proposal: Single storey extensions to northern and southern wing and front elevation to provide 8No. additional resident bedrooms.
Site: 54 Stockheath Road, Havant PO9 5HQ.
APP/12/00053

Dear Sir,

Thank you for your letter of 22/05/2012.

Please find attached a plan of the sewer records showing the approximate position of foul and surface water sewers crossing the site. The exact position of the foul and 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.The 300 mm and 225mm diameter foul sewer requires a clearance of 3 metres either side of the foul sewer respectively to protect it from construction works and allow for future access for maintenance.
3.No development or new tree planting should be located within 3 metres either side of the centreline of the foul and surface water sewers respectively.

Atkins Limited is a WS Atkins plc company
Registered office: Woodcote Grove Ashley Road Epsom Surrey KT18 5BW England Registered in England Number 688424

4.No new soakaways should be located within 5m of a public sewer.
5.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.

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."

Any new connections will require a formal application for a connection to the 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, 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.

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).

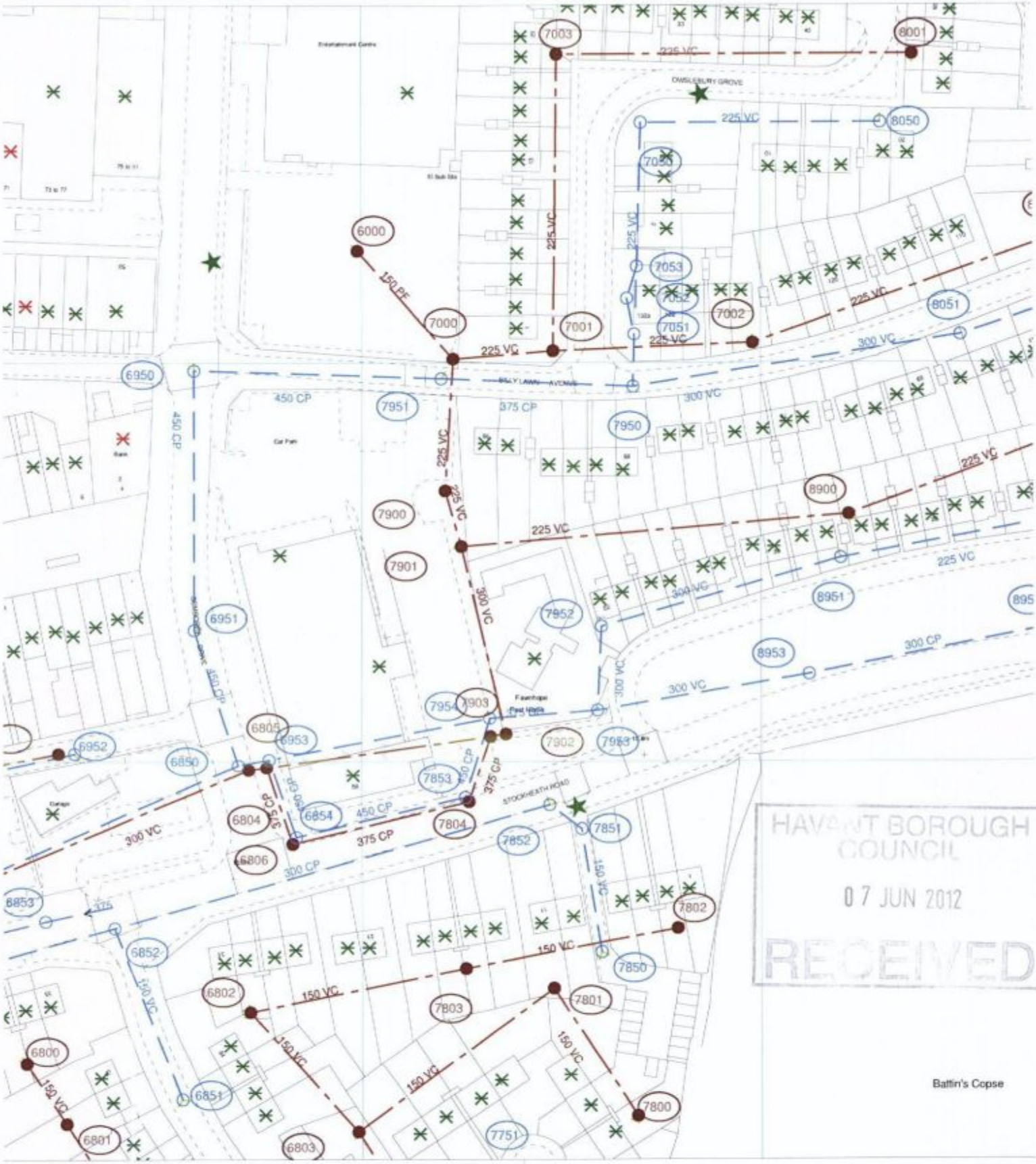
Yours faithfully

[redacted]

Developer Services

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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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Southern Water

O.S. REF: SU7107NE	Scale: 1:1280	Printed By: Ponnanv	Date: 4-6-2012
Screen Print		Southern Water MapGuide Browser	
WARNING: BAC pipes are constructed of Bonded Asbestos Cement		Requested By:	
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement			