



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

Your ref

APP/19/00412

Our ref

PLAN-027892

Date

15/05/2019

Contact

Tel 0330 303 0119

Email: [developerservices@southernwater.co.uk](mailto:developerservices@southernwater.co.uk)

Dear Sirs,

**Proposal: Single storey rear extension.**  
**Site: 1 Highclere Avenue, Havant, PO9 4RB.**  
**APP/19/00412**

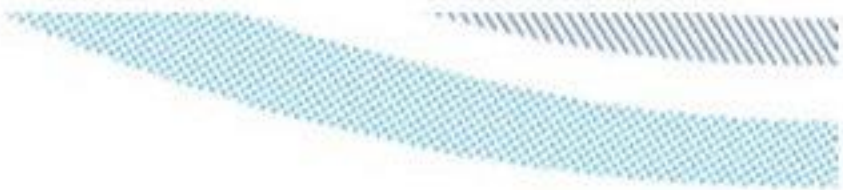
Thank you for your letter of 25/04/2019.

Please find attached a plan of the sewer records showing the approximate position of a public foul and surface water sewer crossing the site

It appears that the existing building is already and the proposals are even increasing the extent of the public foul sewer to be built over. Building over a "public sewer" is not normally permitted by Southern Water. However, under certain circumstances building over a minor sewer may be allowed for existing residential extensions only. The conditions associated with the construction over the sewer are contained in Southern Water guidance notes which are available at: [www.southernwater.co.uk](http://www.southernwater.co.uk). The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Depending on the location of the investigated sewer, a formal Build Over the sewer approval may be required to be obtained from Southern Water.

Please note:

1. No construction works parallel to the sewer within 500mm (in plan) are permitted.
2. Where within three metres of public sewer, foundations are to be taken down 150mm below the invert level of the sewer.

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3. Sewer to be bridged by PCC lintel to Building Control specifications (where applicable).
  4. Replacement work to be carried out in approved material (not PVCu).
  5. No internal public manholes will be permitted.

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 agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewer."

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.

For further advice, the applicant is advised to contact Southern Water, Southern House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

Southern Water requires a formal application for any new connections to the public sewers 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 Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk). Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Yours Sincerely



Marta Karpezo  
Developer Services