



Mr James Luckas
4 Orchard Road
Havant
Hampshire
PO9 1AU

Your ref

Our ref
2646

Date
29 March 2022

Contact

Tel 0330 303 0119

Dear Mr Luckas,

Application to Connect to the Public Sewerage System - Section 106 Water Industry Act 1991.
Location: 1a St James Road, Emsworth, Hampshire, PO10 7DN.

We refer to your recent application to connect to the public foul sewer at the above location. We are pleased to advise that your proposal, as shown on your drawing C0146-P006A, is approved by Southern Water. However, approval is subject to some conditions, which are included below.

Means and Mode Only

This review is for the purpose of approval to permit communication to be made to the public sewer, under Section 106 of the Water Industry Act 1991. **It is to the means and mode of construction only.**

What Comes Next?

To progress, select the 'Accept' option on the Get Connected customer dashboard. Or, if you have further questions, please select the 'Query' option. If you do not wish to progress with the application the please select the 'Withdraw' option.

Now you have received our approval, you will now need to arrange with your contractor to carry out your works on site to connect into our sewer.

Once you have done this, please select 'Ready for Inspection' on your Get Connected customer dashboard then inform Mick Vince our Assistant Adoption Manager for this area on 07803 259227 that your site is ready for inspection. Please give at least two full working days' notice for a mutually convenient date and time for the inspection of the works to be arranged.

If Your Plans Change

- We reserve the right to immediately disconnect any development under S109 of the WIA 1991 where it has been shown actual connections do not reflect those applied for in the S106 application.
- If there is any change in the intended connection point, then you must provide us with revised drawings and details and obtain our approval for the changes prior to the connection being made.
- Our approval is given based on the information provided in support of this application and the assumption of the final discharge point being to the public foul sewer. If this point of connection changes without our approval, then this approval letter becomes invalid.

Capacity and Planning Conditions

- S106 approval does not confirm that public sewer network capacity is available for the proposed development. The availability of capacity may be assessed through the Pre-Planning Enquiry process.
- This letter should not be considered as approval by Southern Water to the discharge of any relevant Planning Conditions relating to drainage. This is a separate matter which will be reviewed under a consultation from the Planning Authority.

Design Guidance and Health & Safety

- Connections to existing/new Southern Water assets (i.e., manholes) and the arrangement of Southern Water assets (i.e., pipe junctions within manholes) should be in accordance with the new Design and Construction Guidance manual ("the Code") and Southern Water's guidance documentation.

[water.org.uk/sewerage-sector-guidance-approved-documents/](https://www.southernwater.co.uk/sewerage-sector-guidance-approved-documents/)

- Please note that surface water must not communicate with the public foul sewers.
- If connection is to be made through land which is under the ownership of other Parties, then you are advised to obtain the Landowners consent before carrying out any works.
- In approving this application, it is assumed that you have obtained any necessary Building Regulations Approvals and will seek, if relevant, a Highway Authority Road Opening License before any works take place.
- We refer you to the Southern Water Health and Safety Advisory that can be viewed in the Developer and Builders section of the Southern Water website as the link below:

[southernwater.co.uk/developing-building/health-and-safety](https://www.southernwater.co.uk/developing-building/health-and-safety)

This approval is given on the basis that you will review this Advisory and take the necessary actions concerning Health and Safety.

Yours sincerely,



Ashley Marshman
Head of Business Channels
Business Channels