



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

Your ref

APP/19/00391

Our ref

PLAN-027891

Date

15/05/2019

Contact

Tel 0330 303 0119

Email: developerservices@southernwater.co.uk

Dear Sirs,

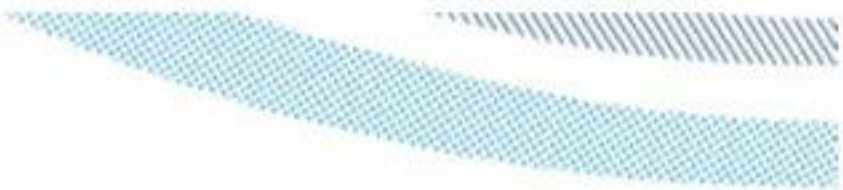
Proposal: Demolition of existing dwelling and garage, erection of 2No.semi-detached 2 bed dwellings and 1No.3 bed detached chalet style bungalow, all with onsite allocated parking, access from Park Avenue. (Revised application).
Site: 200 Park Avenue, Waterloo, PO7 5EZ.
APP/19/00391

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 critical surface water sewer crossing the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

From our initial assessment of the existing apparatus it appears that there is limited opportunity to divert existing drainage apparatus, and therefore Southern Water objects to the proposed development. If planning permission were to be granted, Southern Water would request that the Council (as the Building Control Authority) refuses Building Regulations approval on the grounds that building over the public sewer cannot be permitted.

In order to progress the proposed development on the site, the layout must be amended. In considering an amended layout:



The 1125 mm diameter sewer requires a clearance of 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 5m of a public sewer.

All other existing infrastructure should be protected during the course of construction works.

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 Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Southern Water requires a formal application for a connection to the public foul and surface water 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. It should be noted that Southern Water is currently consulting on the New connections charging process as directed by Ofwat. Please refer to Southern Water's website <https://www.southernwater.co.uk/new-connections-charging-consultation> for further details.

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

The proposed development would lie within a Source Protection Zone as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the water supply source.

Yours Sincerely



Marta Karpezo
Developer Services