



Department of Planning and
Development
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Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
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SO21 2SW

Tel: 0330 303 0119

Email: developerservices@southernwater.co.uk

Your Ref
APP/18/00391
Our Ref
PLAN-024175
Date
23/08/2018

Dear Sirs,

Proposal: Construction of detached annex art studio. New stable block to replace existing barn, shelter and store. Erection of 1800 mm acoustic fencing. Site: Pound House, 175 Havant Road, Hayling Island, PO11 0LF. APP/18/00391

Thank you for your consultation letter of 06/08/2018.

Please find attached a plan of the sewer records showing the approximate position of a public critical sewer crossing the site. The exact position of the foul sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Construction over or within stand off distance of public sewers will not be allowed.

Southern Water requests that this application is not determined until such time as the applicant produces a suitable layout. In order to progress the proposed development on the site, the layout must be amended. In considering an amended layout, the applicant shall take into account the following requirements:

1. The 300mm and 400 mm diameter sewers require a clearance of 3 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 3 metres either side of the external edge of the public sewers.
2. No new soakaways should be located within 5 metres of a public sewer.
3. All other existing infrastructure should be protected during the course of construction works.

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 protect the public sewers, prior to the commencement of the development."

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.

Southern Water requires a formal application for any new connections 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. 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

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Yours sincerely



Marta Karpezo