



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

Your ref

APP/19/00421

Our ref

PLAN-028049

Date

21/05/2019

Contact

Tel. 0330 303 0119

Email: developerservices@southernwater.co.uk

Dear Sirs,

Proposal: Demolition of existing dwelling and construction of a replacement 1No. 3 bed detached dwelling, including balconies to front elevation and Juliet balcony to the rear.

Site: Point View, 10 Western Parade, Emsworth, PO10 7HS.

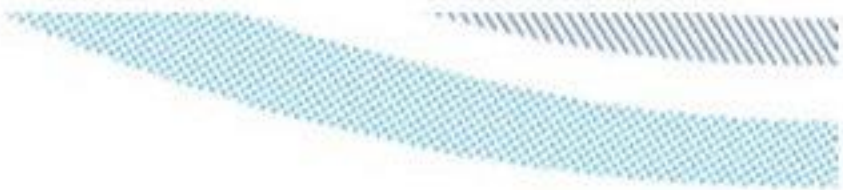
APP/19/00421

Thank you for your letter of 01/05/2019.

Please find attached a plan of the sewer records showing the approximate position of a public foul sewer crossing the site. The exact position of the public foul sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Building over existing sewers on new development sites or re-development sites is not permitted. The 225mm diameter 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. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer. No soakaways shall be located within 5 meters of public sewers.

Southern Water requests that this application is not determined until such time as the applicant produces a suitable layout. The applicant shall investigate the below options, in order:

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1. Amend the site layout to maintain the public sewer standoff distance of 3m.
 2. It might be possible to divert the public 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.
 3. If all of the above options are not feasible, the applicant may wish to enquire with Southern Water if the construction over the sewer can be allowed (a formal Building Over Public Sewer application is required).

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.

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 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 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>.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Yours Sincerely



Marta Karpezo
Developer Services