



Havant Borough Council
Civil Centre Road
Havant
Hampshire
PO9 2AX

Your ref
APP/25/00567

Our ref
DSA000046174

Date
25th February 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Front extension and replacement of roof structure with rooms on the roof and a rear facing balcony.

Site: 55 Southwood Road, Hayling Island, PO11 9PT.

Thank you for your correspondence, please see our comments below regarding the above application.

After reviewing the submitted documents, Southern Water's comments below in our previous correspondence dated 31st July 2025 & 16th September remain valid as detailed below.

This application will need to be submitted as a buildover application. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>

Existing Southern Water Assets

Please see the attached extract from Southern Water records showing the approximate position of an existing Surface Water Pipe crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

To get in contact to confirm the exact position of the asset please visit.

https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf.

For information on required stand-off distances from public sewers please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Rear / side extension build-over/close-to a sewer

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
[southernwater.co.uk](https://www.southernwater.co.uk)

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670



It appears that the developer is intending to build-over/close-to a Surface Water pipe which is crossing the site. Building over a public asset is not normally permitted by Southern Water. An investigation of the pipe is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over/close-to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>

Condition: In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Proposed Development located in Flood plain

From the site location, it appears that the proposed development lies within an area identified as flood zone 2/3. Southern Water supports the Government's requirement to apply the sequential and exception tests to development sites located in flood zones 2 or 3. In flood events, additional surface water can inundate sewers, which may result in the overloading of the sewerage system. Southern Water will rely on the Council's consultations with the Environment Agency to ensure that any proposed development on a floodplain is appropriately assessed, and necessary mitigation measures adopted.

In view of the risk of inundation of the proposed drainage system, Southern Water would request that the consent is subject to the following condition:

The proposed drainage system shall be designed and constructed to prevent the ingress of flood water into the sewerage network.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team
southernwater.co.uk/developing-building/planning-your-development