

28th May 2026

13885 – Havant Phase 3A: - Engineers Response to planning condition 26

Application Summary: -

Proposal: Protection of Public Sewers

Condition 26 requires the following:

Prior to the commencement of each phase of development details of measures to protect public sewers shall be submitted to and approved in writing by the Local Planning Authority. The development in each phase shall thereafter be carried out in accordance with the approved protection details.

Phase 3A Considerations

Southern Water records indicate a 600mm dia. foul sewer located within the south of the Phase 3A site, occupying a total 8-meter easement.

No building or structural works are proposed above or within the easement of the public sewer. It is proposed for the finished surface levels to generally be raised above that of the current levels across the site. The existing sewer is located beneath the proposed areas of car parking, access roads and soft landscaping in the southern areas of the site. Current levels along this area are to be generally raised circa 0.5m-1.0m to suit the newly proposed levels. This will provide further cover above the existing sewer run. There is an existing manhole which is to be adjusted to suit the proposed levels. It is not proposed for any large loading to be directly above any areas of the existing sewer for prolonged periods of time.

Any manholes and designed access points to the existing sewer will remain in their current locations, allowing for unchanged operations and maintenance. The sewer will also remain accessible throughout any point within the designated easement. The areas of parking & carriageway can be easily dug up with limited effect to the surroundings should any future access be required.

The location of the sewer would be marked out and temporarily fenced off to prevent construction plant from trafficking the area.

Location of the existing public foul sewer and easement can be found on drawing 13885_201 appended to this note.

