



Havant Borough Council
Civil Centre Road
Havant
Hampshire
PO9 2AX

Your ref
APP/25/00727

Our ref
DSA000056258

Date
29th July 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Change of use of former warden's flat to create 2No. age restricted one-bedroom flats
Site address: Flat 1, Patrick Howard Dobson Court, 7 Coleridge Gardens, Waterlooville, PO8 8ND

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

Development Site is not within Southern Water's Supply Area:

The development site is not located within Southern Water's statutory area for water supply. Please contact Portsmouth Water who are the relevant statutory undertaker.

Insufficient Information provided:

Condition:

Construction of the development shall not commence until details of the proposed means of surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Groundwater Protection Zone:

This development site is currently within SPZ1 and requires a Hydrogeology review. We have requested this review to be completed and will be in contact if we require any further information or have any comments from this review.

Surface water discharge proposed to existing watercourse:

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

Hierarchy of Building Regulations H3 for disposal of surface water - not yet provided documentation proving compliance:

If the applicant has not already provided documentation demonstrating compliance with the surface water hierarchy reflected in part H3 of the Building Regulations, as shown below, we will require this to be provided where surface water is being considered for discharge to our network. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: <https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.

Where a surface water connection to the foul or combined sewer is being considered. Southern Water will refuse any request to discharge surface water into our 'foul only' sewer network. This includes where the surface water hierarchy has been followed and all alternative options have been exhausted. This approach ensures that we work together to better protect the environment, improve water quality, and reduce flood risk. It also supports our work to separate rainwater from sewage at source to meet storm overflow reduction targets under Defra's Storm Overflows Discharge Reduction Plan, as well as to reduce the number of sewer flooding incidents that are caused by hydraulic overload of our sewer network during periods of sustained rainfall.

Applications for surface water connections into a combined sewer will only be permitted if;

- a) there are no alternative options under the surface water disposal hierarchy.
- b) there is capacity*.

The above is supported by our Surface Water Management Policy, which is available to view on our website. It is also supported by the National standards for sustainable drainage systems (SuDS) - GOV.UK which states the following in Paragraph 1.10 - Surface water runoff from the development shall not discharge to a foul drainage system'

Condition:

We request that should this application receive planning approval, the following condition is attached to the consent: Construction of the development shall not commence until details of the proposed means of surface water run off disposal in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes have been agreed by the Lead Local Flood Authority, in consultation with Southern Water.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will



be required to ascertain its ownership before any further works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119.

For further assistance, 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
Developer Services

[Southernwater.co.uk/developing-building/planning-your-development](https://southernwater.co.uk/developing-building/planning-your-development)