from Southern Water

Your ref
APP/26/00633

Our ref
DSA000058277

Date
9th October 2026

Contact
Tel 0330 303 0119

Havant Borough Council
Civil Centre Road
Havant
Hampshire
PO9 2AX

Dear Sir/Madam,

Proposal: Construction of Two Detached Three-Bedroom Bungalows with new vehicular access.
Site: Land adj St Patricks RC Church, Manor Road, Hayling Island, PO11 0QU.

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

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

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

Surface water discharge to Foul/Combined Network

Discharging to FOUL SEWER

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.

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.

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Condition

Southern Water does not accept surface water flows into the foul network. Please refer to the Surface water management
https://www.southernwater.co.uk/media/l23dbon0/surface-water-management-policy-120724.pdf

Tree Planting

We have restrictions on tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication “A Guide to Tree Planting near water Mains and Sewers” (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf) and the Sewerage Sector Guidance (https://www.water.org.uk/sewerage-sector-guidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Condition

In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

Piled foundations proposed in vicinity of Southern Water assets.

No driven or percussive piling is to be carried out within 3 metres either side of the outside edge of the pipe work without approval of Southern Water. A method statement and risk assessment is to be provided to Southern Water for review prior to carrying out any piling on site. A CCTV survey of the existing sewer will be required prior to and on completion of the piling works.

Proposed SUDS features

If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance www.water.org.uk/sewerage-sector-guidance-approved-documents/.

No Soakaways should be connected to the public surface water sewer.

Yes, To Capacity (FOUL)

There is currently adequate capacity in the local foul sewerage network to accommodate the developments foul flow at manhole reference SU71009501.

S106 Connection application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services.
To make an application visit Southern Water's Get Connected service:
https://developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
https://www.southernwater.co.uk/developing-building/connection-charging-arrangements

Please note that, where there are separate systems available, Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, 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 work, an investigation of the sewer will be required to ascertain its ownership before any work commences on site. If this happens, please call our Customer Service Desk on 0330 303 0119.

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

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