



Development Control Services  
Eastleigh Borough Council  
Eastleigh House  
Upper Market Street  
Eastleigh  
Hampshire  
SO50 9YN

Your ref  
H/23/94958

Our ref  
DSA000023436

Date  
01/06/2023

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Proposed single storey side extension and single storey link to garage. Alterations to fenestration. (Revision H/21/91468).

**Site:** H/23/94958: - 8 The Paddock, Eastleigh, SO50 4SD.

Thank you for your letter dated 11/05/2023.

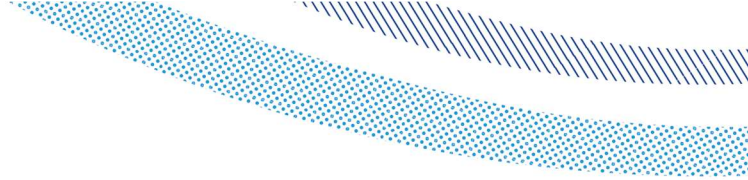
Please see the attached extract from Southern Water records showing the approximate position of our existing public surface water sewer, water trunk main and water distribution main within the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalized.

From our initial assessment of the existing apparatus it appears that there is limited opportunity to divert existing water trunk main. Southern Water therefore objects to the proposed development layout. If planning permission were to be granted, Southern Water (as the statutory undertaker) would request that the Council (as the Building Control Authority) refuse Building Regulations approval on the grounds that building over the public water main cannot be permitted. In order to progress the proposed development on the site, the layout should be amended to achieve the required stand off distances. Southern Water requests that this application is not determined until such time as the applicant produces a suitable layout.

- The 16 inches water trunk main and the 4 inches water distribution main requires a clearance of 6 meters on either side of the water mains to protect it from construction works and to allow for future access for maintenance.

- The 225 mm public sewer requires a clearance of 3 meters on either side of the public sewer to protect it from construction works and to allow for future maintenance access.

- No excavation, mounding or tree planting should be carried out within 6 meters of the external edge of the public water trunk main without consent from Southern Water.

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- No development or tree planting should be carried out within 3 meters of the external edge of the public sewer without consent from Southern Water.
  - No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 meters of a public apparatus.
  - All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.

Please refer to: [southernwater.co.uk/media/3011/stand-off-distances.pdf](https://southernwater.co.uk/media/3011/stand-off-distances.pdf)

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.

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

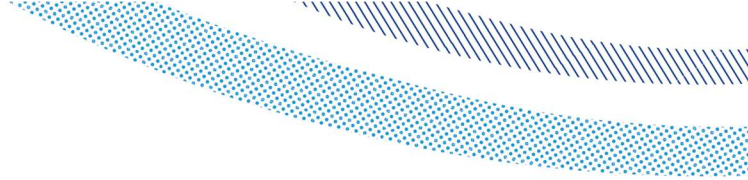
We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" ([southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf](https://southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf)) and the Sewerage Sector Guidance ([water.org.uk/sewerage-sector-guidance-approved-documents/](https://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.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: [developerservices.southernwater.co.uk](https://developerservices.southernwater.co.uk) and please read our New Connections Charging Arrangements documents which are available on our website via the following link: [southernwater.co.uk/developing-building/connection-charging-arrangements](https://southernwater.co.uk/developing-building/connection-charging-arrangements)

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. 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:

[gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](https://gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

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

Website: [southernwater.co.uk](https://southernwater.co.uk) or by email at: [SouthernWaterPlanning@southernwater.co.uk](mailto: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)