



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

Your ref
F/23/96292

Our ref
DSA000029978

Date
15 December 2023

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Change of use of land at the end of Windmill Lane to site 1 additional mobile home with erection of 3 m high barrier fence along part of north-eastern boundary, and replacement amenity building at 3 oakdene.

Site: F/23/96292: - Land at 3 Oakdene, Windmill Lane, Southampton, SO31 8BE.

Further to our response dated 16 November 2023 regarding the above planning consultation and further information provided by the developer regarding onsite sewer. We would wish to withdraw our comments regarding sewer diversion and substitute the comments below:

Please see the attached extract from Southern Water records showing the operational status of the sewers within the development site.

If the mobile home is located within 3 metres of the public sewer, it should not be located over/obstruct any public sewer manhole chambers and in the event that we require access to maintain or repair the public sewer, the owner shall bear the cost and responsibility for moving it.

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.

Southern Water requires a formal application for a 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 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



The submitted proposed site plan indicates surface water runoff from the proposed development being connected to a foul sewer, which is not acceptable to Southern Water. The surface water drainage for the site should be designed based on the preferred order of hierarchy for surface water disposal as defined in Part H3 of the Building Regulations with preference for use of soakaways.

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

If connection to a foul sewer proves to be the only viable means of disposal and should we have no option but to accept such discharge, then it should be at a discharge rate set by the LLFA in consultation with Southern Water.

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

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://www.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://www.southernwater.co.uk/developing-building/planning-your-development)