



WATER
for LIFE

from
**Southern
Water** 

Melanie English
11 Trevoze Close
Chandlers Ford
Eastleigh
Hampshire
SO53 3EB

Your ref

-

Our ref

13255

Date

28 February 2024

Contact

Tel 0330 303 0119

Dear Mrs English,

Building Over/Near to Public Sewers - Building Regulations 2010 (as amended).
Location: 11 Trevoze Close, Chandlers Ford, Eastleigh, Hampshire, SO53 3EB.

Thank you for the neighbour's consent and revised plan received on 12/02/2024.

We have reviewed your application, the plans and the CCTV survey recently carried out on the public sewer affected by your proposed annex, at the above site address. We are prepared to grant conditional approval to build over and near the public sewers at this address, subject to you complying with the following conditions:

1. No structure (footings, walls etc) running parallel to the line of the proposed diverted/rerouted public 100mm vitrified clay (VC) foul sewer is permitted within 500mm of this sewer/manhole and no structure (footings, walls etc) running **within 500mm** from the existing public 225mm foul and surface water sewers/manholes will be permitted.
2. Where within 3.00 metres of the public sewer, foundations must be taken to a minimum of 150mm below the invert level of the sewer/manhole. The depth of the sewer is approximately 2.35m below ground level at the time of survey.
3. Southern Water does not permit internal public manholes or **new extension to be built over or within 500mm of the public sewer pipes, or where there is a change-in-direction of pipework (sewer/manhole)**. Therefore, the existing public sewer line from the manhole IC2 in the neighbour's boundary, needs to be removed and rerouted by new 100mm vitrified clay pipe **in a straight line**, under the proposed extension and reconnected to the existing sewer line, via a new manhole. The new pipework should be laid on a 150mm thick granular bed & surround in accordance with the Design and Construction Guidance. The proposed new manhole on the public sewer line would need to be built in either concrete sections or engineering brick as per Figure B21 or Figure B24 in Design and Construction Guidance and would need to be constructed **at least 500mm from the foundations/walls of the building to the outside face of the chamber**. It should be noted that any existing private connections



to the sewer will have to be reconnected to the new manhole or to the new pipework by oblique or Y connections using vitrified clay material pipe fittings.

4. **The diverted/rerouted vitrified clay pipework and a new manhole, needs to be inspected by the Southern Water Assistant Adoption Managers.** Please note that a minimum of 48 hours' notice will be required for an Assistant Adoption Manager's visit and any new pipe work and connections should be left exposed and not back filled so that they can be viewed by the Assistant Adoption Manager carrying out the inspection. **The Assistant Adoption Manager for your area is Andy Gayle and his contact number is – 07788 183938.**
5. The sewer is to be bridged by PCC lintels (where applicable). Please ensure that no additional load is transferred onto the sewer, adequate protection is provided, and construction works adheres to Building Control specifications.
6. Any new connections to the public sewerage system will require a **New Sewer Connection application** (we sometimes refer to this as a Section 106) to be submitted and approved by Southern Water.
7. Care must be taken when working in the area of the public sewer pipeline so that no damage is caused, as any damage will be repaired at the client's expense.

Should these conditions conflict with your proposed development, it will be necessary to revise your proposal(s) and drawing(s). Please resubmit the revisions to us by selecting 'Query' in the GetConnected customer dashboard.

We refer you to Southern Water's Health and Safety Advisory which can be viewed in the Developer and Builders section of the Southern Water website as in the link below:

southernwater.co.uk/developing-building/health-and-safety

This approval is given on the basis that you will review the advisory information and take the necessary actions with regards to Health and Safety.

Please ensure a copy of this letter is provided to whoever you are using to carry out the work as this will ensure that the work is carried out in a way that complies with our requirements.

Should you require guidance related to this application, please consult our guidance page online at: southernwater.co.uk/regulations-services/wastewater-services/build-over-a-sewer

If any further information is required regarding this matter, please do not hesitate to contact us via the GetConnected customer dashboard.



Here at Southern Water, we are keen to use feedback from our customers to understand what you think we do well and where we can do better. We would be grateful if you completed this quick survey to inform our continuous improvement.

southernwater.co.uk/developing-building/feedback

Yours sincerely,



Dan Taylor
Head of Developer Services
Developer Services