



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

Your ref
H/24/96783

Our ref
DSA000033272

Date
30 April 2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Retrospective application for temporary storage container in front garden. Construction of attached single garage and outbuilding in rear garden.

Site: H/24/96783: - 11 Dartington Road, Bishopstoke, Eastleigh, SO50 6NQ.

Thank you for your letter dated 09 April 2024.

Following the review of the submitted documents, we have the below comments for the Planning consultation.

Protection of Public Apparatus

It appears that the developer has built over a public sewer without consent, accordingly they are required to submit a retrospective Buildover application [Build over or near to a public sewer \(southernwater.co.uk\)](https://www.southernwater.co.uk) with a CCTV survey, which can be arranged by Southern Water and will include the sonde location. Southern Water will then review the original plans and as-built plans whilst also checking the structural condition of the public sewer which has been built over, to confirm that the sewer is of a suitable material to support the build over (i.e. not plastic) and in good structural condition, and that the minimum stand-off distance from the new foundations has been achieved. Southern Water will require evidence the new foundations extend to a depth of at least 150mm below the invert level of the adjacent public sewer to ensure no additional loading is placed on the sewer. Depending on the findings, Southern Water may be able to progress the application to a Conditional Approval, however, should the build over not satisfy our conditions then we will not be able to progress it to an approval stage without additional works at the applicant's expense. Accordingly, we advise that any works to build over a public sewer should not be progressed on site until a Conditional Approval response letter has been provided by Southern Water to avoid the possibility of additional expensive repair costs to rectify the situation. Please refer to our Buildover application details including the Technical Guidance [build-over-a-sewer-guidance-notes.pdf \(southernwater.co.uk\)](#) for further information.



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 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 measures which will be undertaken to protect the public sewers.

Foul and Surface Water Drainage

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

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

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
Developer Services

southernwater.co.uk/developing-building/planning-your-development