



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

Your ref
F/24/96895

Our ref
DSA000033457

Date
07 May 2024

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Construction of areas of green infrastructure for the one Horton Heath development, including open space, landscaping, bridleways (to include an upgrade and diversion of an existing Public Right of Way and causeway works), footpaths, SuDS, play areas and ecological and biodiversity enhancements (proposal constitutes EIA development).

Site: F/24/96895: - Land West of Burnetts Lane and North of Fir Tree Lane, Horton Heath, Eastleigh.

Thank you for your letter dated 16 April 2024.

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

Protection of Public Apparatus

Please find the attached extract from Southern Water records showing the approximate position of our existing public apparatus within the development site. The exact position of the public apparatus must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 24 inch public water trunk main requires a clearance of 7 metres on either side of the water trunk main to protect it from construction works and to allow for future access for maintenance.
- No excavation, mounding or tree planting should be carried out within 7 metres of the external edge of the public water trunk main without consent from Southern Water.
- The 180 mm public water distribution main requires a clearance of 6 metres on either side of the water distribution main to protect it from construction works and to allow for future access for maintenance.

- No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water distribution main without consent from Southern Water.
- The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers, rising mains or water mains..
- All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.

Please refer to: [Microsoft Word - DS Stand off distances V1.1NEW.docx \(southernwater.co.uk\)](#)

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" ([ds-tree-planting-guide-1_nwm.pdf \(southernwater.co.uk\)](#)) and the Sewerage Sector Guidance ([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.

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.

Surface Water Drainage

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here:

[water.org.uk/sewerage-sector-guidance-approved-documents/](#)

[ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS](#)

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.



Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

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Adoption of Sewerage System

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

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)