

Altman, Rebecca

Subject: FW: F/20/89488 - Land at Satchell Lane - PLANNING APPEAL - response to appellants information

From: FWM Statutory SWM Consultee mailbox <SWM.Consultee@hants.gov.uk>

Sent: 04 May 2022 08:27

To: Altman, Rebecca <rebecca.altman@eastleigh.gov.uk>

Cc: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>; Martin, Clare <Clare.Martin@eastleigh.gov.uk>

Subject: RE: F/20/89488 - Land at Satchell Lane - PLANNING APPEAL - response to appellants information

Dear Rebecca

I have reviewed the information available and note that Santi has confirmed that he is happy with connection to the surface water sewer as an appropriate discharge mechanism for this site. The main points I think that need to be emphasised are:

- The connection point is outside of the site boundary and is reliant on access through 3rd party land.
- It is acknowledged that Southern Water have requisition powers but this can have significant cost burdens associated with it such that it could make this mechanism unsuitable.
- There is no information from southern water regarding their agreement to undertake this process and the costs (both construction and legal)
- There is no guarantee that the system being proposed is suitable for adoption and the Southern Water response states:

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 Sewers for Adoption standards 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.

Based on the above points, we do not believe that sufficient information has been provided to demonstrate that there is an appropriate outfall for drainage on this site and would request that either:

1. approval in principle is obtained from the 3rd party landowner for the new connection or
2. correspondence is provided from Southern Water confirming costs for this work and demonstrating that the connection is viable using the S98 methodology.

The appellant states that Southern Water are required to undertake this work however does not reflect on the increased costs that are applied as a result.

In summary, we do not believe that sufficient information has been provided to satisfy the concerns within the Statement of Case

Regards

Sarah

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