



Mr. A Saunter
Alan Baxter Partnership LLP
The Clock Building
Pympes Court
Busbridge Road
Loose, Maidstone
Kent
ME15 0HZ

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Tel: 0330 303 0119

Email: developerservices@southernwater.co.uk

18th January 2019

Our Ref: DS_BOS-105888

Building Over/Adjacent to Public Sewers - Building Regulations 2010 (as amended).

Location: Leybourne Village Hall, Little Market Row, West Malling, Kent ME19 5QL.

Dear Mr Saunter,

We have reviewed your application, the plans and the CCTV survey recently carried out on the public sewer affected by your proposed side and rear extension at the above site address. We are prepared to grant conditional approval to build over/near the public sewer at this address. This is not an approval of your proposed plans but an approval to build over the sewer subject to you meeting the following conditions:

1. Completion of a **Sewer Protection Agreement** is required with Southern Water Legal Services, please forward documents (listed at the end of this letter) as soon as possible.
2. No structure (footings, walls etc) running parallel to the line of the existing as well as proposed diverted 150mm vitrified clay (VC) public foul sewer is permitted within 500mm of the sewer under the proposed extension and no structure (footings, walls etc) running within 500mm from the proposed diverted 150mm vitrified clay (VC) public foul sewer/manhole is permitted at outside of the extension.
3. Where within 3.00 metres of the sewer, foundations must be taken a minimum of 150mm below the invert level of the sewer/manhole. The depth of the sewer is approximately 2.30m deep below ground level at the time of survey.
4. **Southern Water does not permit internal public manholes and foundations over or within 500mm to the pipes** where there is a change of direction of pipework (sewer/manhole). Therefore, as per your proposed plan, **drawing no. F437-0500-SN18 Rev A**, the existing public manhole 1603 along with the affected length of the existing foul sewer line, needs to be removed and diverted/rerouted by new 150mm vitrified clay material pipe work **in straight lines** under and outside of the proposed extension and

reconnected to the existing sewer line via new manholes. The new pipe work should be laid with a 150mm thickness granular bed & surround in accordance with Sewers for Adoption (7th edition). The re-laid sewer should have a gradient that complies with Sewers for Adoption (7th edition) B4 (9) and C4 (9) - A 150mm sewer should be laid to a gradient not flatter than 1:150. The proposed new manholes on the public sewer line would need to be built in either brick or concrete sections as per Figure B.19 or B.23 in Sewers for Adoption (7th edition) [Full version] – August 2012 or Figure B.12 or B.16 in Sewers for Adoption - A Design and Construction Guide for Developers–Small Developments Version –September 2013 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 connections to the sewers will have to be reconnected to the new manholes or to the pipework by oblique or y connections and these connections should be in vitrified clay.

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. The replaced vitrified clay pipe work and the new manholes, needs to be inspected by the Southern Water Clerk of Works. Please note that a minimum of 48 hours' notice will be required for a clerk of works visit and any new pipe work and connections should be left exposed and not back filled so that they can be viewed by the clerk of works carrying out the inspection. **The clerk of works for your area is Brian Claydon and his contact number – 07341 074726.**
7. **Any new connections to the public sewerage system will require a Section 106 connection application** to be submitted and approved by Southern Water Services. Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.
8. 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.

Given that the above proposals are acceptable, it will be necessary for you to provide us with the following information by post to:

“Developer Services, Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW.”

To process the Sewer Protection Agreement:

- 1) Six copies of the detailed drawings to incorporate the items detailed above, indicating the length of sewer this is being impeded by the works and being built over marked “A-B” and coloured red. Please see attached plan confirming the sewer line for the above requirement. The perimeter of the site should be coloured green.
- 2) Six copies of a 1:1250 location plan. The perimeter of the site should be coloured green.
- 3) The name and address of your solicitors if you wish to be represented by a solicitor. If you want to represent yourself, please confirm.

4) Proof of ownership. This should be in the form of up to date:

- Official Copy of Title Register Entries.
- Title Plan relating to your property.

If you do not have a copy that is dated within the last 6 months, then please see. <https://www.gov.uk/government/organisations/land-registry> then search property ownership information and then start now the Title plan can be found on the same page of the land registry website as the title deed – it is available in a link directly under where the title deed / copy of ownership register is found.

5) Building Regulation Number (if applicable).

Also, we wish to state that **Southern Water legal fees, of circa £400, will be invoiced directly by the Company's Chief Solicitor.** Should these conditions conflict with your proposed development, it will be necessary to revise your proposals and resubmit your revised drawings to us at the address below.

Please note, a sewer diversion application, SWS-KENT-S185-002294 needs to be completed and agreed with Southern Water services before works commence on site.

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

<https://www.southernwater.co.uk/health-safety-advisory>

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

If you require any further information regarding this matter, please do not hesitate to contact us on the above telephone number.

Yours sincerely,



Chris Biggs
Developer Services