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**From:** Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>  
**Sent:** 13 September 2022 10:33  
**To:** Howard Smith  
**Subject:** Ref 22/1145/FUL - Redevelopment Haven Banks Retail Park Water Lane Exeter EX2 8BY  
**Attachments:** Haven Banks Exeter EX2 8BY Water Mains Records.pdf; Haven Banks Exeter EX2 8BY Sewer Records.pdf

Dear Mr. Smith,

**Location:** Haven Banks Retail Park Water Lane Exeter EX2 8BY

**Your ref:** 22/1145/FUL

**Proposal: Comprehensive redevelopment to deliver a new, mixed use neighbourhood, comprising demolition of existing buildings and construction of four residential-led mixed-use buildings of 2 to 6 storeys, including retail, café/restaurant and flexible commercial units (Class E), residential (Class C3) and co-living (Sui Generis) accommodation, pedestrian square and public realm, amenity areas, landscaping, access, parking, servicing and associated works.**

I refer to the above application and would advise that South West Water have no objection subject to the foul and surface water being managed in accordance with the submitted drainage strategy.

The applicant/agent is advised to contact South West Water if they are unable to comply with our requirements as detailed below.

**Asset Protection – Water Mains**

Please find enclosed a plan showing the approximate location of a public 4 inch water main (spur) in the vicinity. Please note that no development will be permitted within 3 metres of the water main, and ground cover should not be substantially altered.

Should the development encroach on the 3 metre easement, the water main will need to be diverted at the expense of the applicant. The applicant/agent is advised to contact the Developer Services Planning Team to discuss the matter further.

If further assistance is required to establish the exact location of the water main, the applicant/agent should call our Services helpline on 0344 346 2020.

**Asset Protection - Sewers**

Please find enclosed a plan showing the approximate location of a public 225mm diameter sewer in the vicinity. Please note that no development will be permitted within 3 metres of the sewer, and ground cover should not be substantially altered.

Should the development encroach on the 3 metre easement, the sewer will need to be diverted at the expense of the applicant.

[Please click here to view the table of distances of buildings/structures from a public sewer.](#)

Further information regarding the options to divert a public sewer can be found on our website via the link below:

[www.southwestwater.co.uk/developer-services/sewer-services-and-connections/diversion-of-public-sewers/](http://www.southwestwater.co.uk/developer-services/sewer-services-and-connections/diversion-of-public-sewers/)

### **Clean Potable Water**

South West Water is able to provide clean potable water services from the existing public water main for the above proposal. The practical point of connection will be determined by the diameter of the connecting pipework being no larger than the diameter of the company's existing network.

### **Foul Sewerage Services**

South West Water is able to provide foul sewerage services from the existing public foul or combined sewer in the vicinity of the site. The practical point of connection will be determined by the diameter of the connecting pipework being no larger than the diameter of the company's existing network.

The applicant can apply to South West Water for clarification of the point of connection for either clean potable water services and/or foul sewerage services. For more information and to download the application form, please visit our website:

[www.southwestwater.co.uk/developers](http://www.southwestwater.co.uk/developers)

### **Surface Water Services**

The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable):

1. Discharge into the ground (infiltration); or where not reasonably practicable,
2. Discharge to a surface waterbody; or where not reasonably practicable,
3. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,
4. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation)

Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method proposed to discharge via SuDS at a controlled rate into a surface water sewerage network is acceptable and meets with the Run-off Destination Hierarchy.

I trust this provides confirmation of our requirements, however should you have any questions or queries, please contact the Planning Team on 01392 442836 or via email: [DeveloperServicesPlanning@southwestwater.co.uk](mailto:DeveloperServicesPlanning@southwestwater.co.uk).

Kind regards,  
Chantal

Chantal Bland  
Pre Development Technical Advisor



Planning Team: 01392 442836  
Direct line: 01392 443812  
Mobile: 07917 150643

Peninsula House, Rydon Lane, Exeter, EX2 7HR  
[www.southwestwater.co.uk](http://www.southwestwater.co.uk)

***\*Please note that due to Covid-19 many of us are continuing to work from home until further notice. Please can we ask that where possible you send in your applications and enquires via email.***

***Thank you for your co-operation***

# Struplot

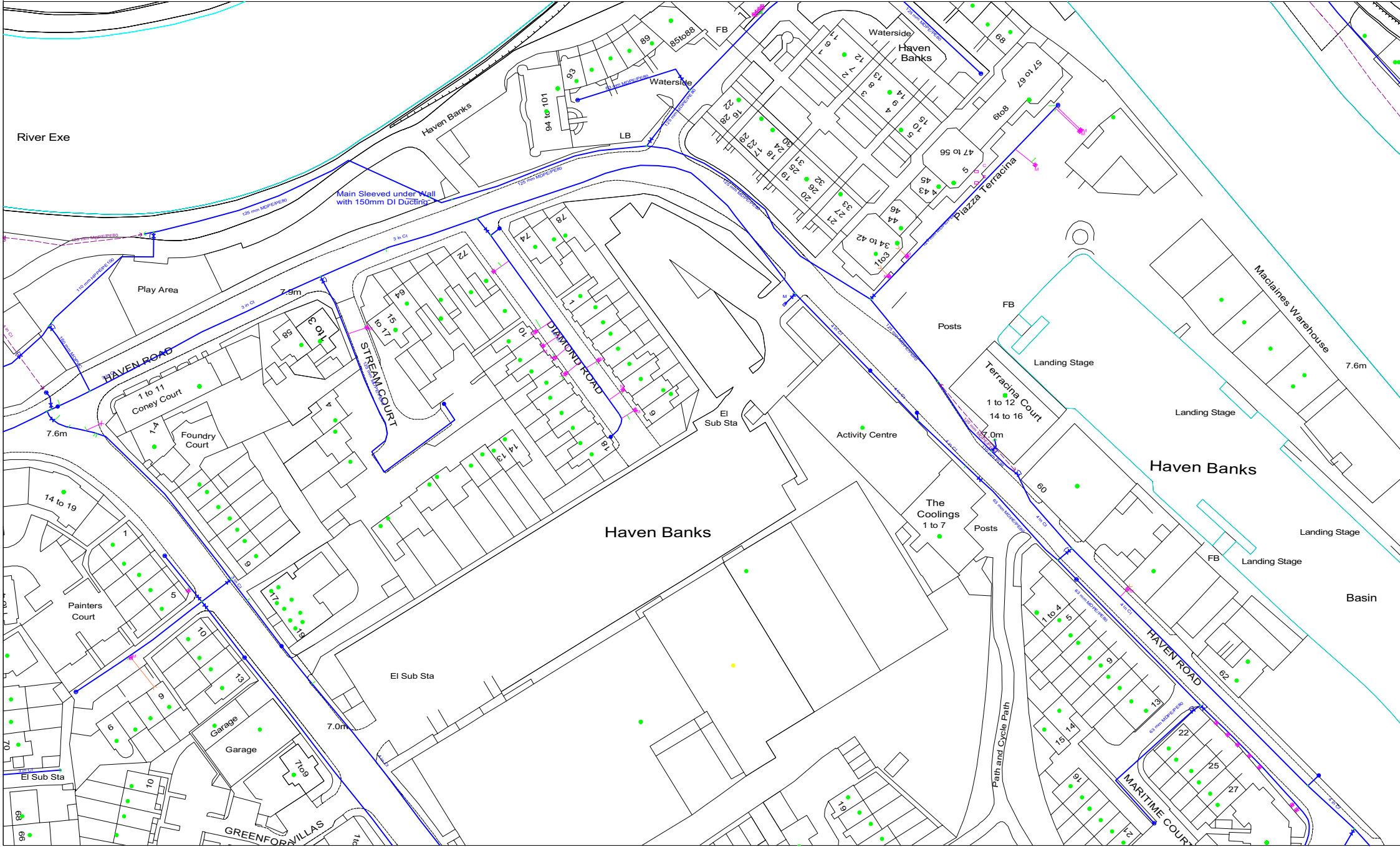
SX9191NE Centred on 291983 mE 91891 mN Scale 1:1250 Printed 13/09/2022 10:30

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It should be noted that not all mains, service pipes and other apparatus of the Company in the area of the plan are shown.

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LEGEND			
	WASHOUT		SLUICE VALVE OPEN (CW)
	HYDRANT		SLUICE VALVE CLOSED (CW)
	WASHOUT / HYDRANT		SLUICE VALVE OPEN (AC)
	AIR VALVE (SINGLE)		SLUICE VALVE CLOSED (AC)
	AIR VALVE (DOUBLE)		EBCO
			CUSTOMER METER
			MAINS METER (OPTIONAL READOUT)
			PRESSURE REDUCING VALVE
			PRESSURE SUSTAINING VALVE
			NON RETURN VALVE / REFLUX
			PRESSURE RELIEF VALVE
			HATCHBOX
			STOP COCK
			END CAP
			INLET / OUTLET
			STRAINER
			PUMP
	DISTRIBUTION		COMMUNICATION
	TRUNK		UNTREATED
	PRIVATE		ABANDONED



# Struplot

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<b>LEGEND</b>		HIGHWAY ELEVATED UNVERIFIED ERROR LEVEL		<b>STRUCTURES</b> NODE REF. NO. FOUL/TRADE SURFACE COMBINED TREATED BACKDROP		SIDE ENTRY UNDEFINED CONNECTION LAMP HOLE FLUSHING CHAMBER TANK ONLINE OFFLINE SEPTIC TANK CESSPIT		HEADER RV REFLUX VALVE SV SLUICE VALVE LD DRAIN WASHOUT CATCHPIT HATCHBOX		SOAKAWAY DUAL NODE <b>INSTALLATIONS</b> PUMPING STATION TREATMENT WORKS	
<b>SEWERS</b> FOUL ABANDONED SURFACE COMBINED TREATED PRIVATE		SYPHON RISING MAIN STORM OVERFLOW OUTFALL		<b>FIXTURES</b> AV AIR VALVE VE VENTING POLE							

South West Water Ltd

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