

Recommendation Report for Planning Permission

REF NO: BN/49/18/PL

LOCATION: Land at Former Pollards Nursery,  
Lake Lane  
Barnham  
PO22 0AF

PROPOSAL: Variation of condition 2 following the grant of BN/19/16/PL relating to approved plans.

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION | <p>This is a Section 73 application for minor changes to two of the seven dwellings that have already been granted planning permission (BN/19/16/PL), on land at the former Pollards Nursery site, on Lake Lane in Barnham.</p> <p>The application seeks to vary Condition 2 which was imposed on the planning permission (BN/19/16/PL), which lists all of the submitted plans that have been approved including the elevations and floor plans of all 7 dwellings.</p> <p>The applicant is proposing a minor material amendment comprising the replacement of the house types on Plot 3 and Plot 4. The previously approved "Oxford" (4 bed) house on Plot 3 is proposed to be replaced by an "Oxford Lifestyle" (3 bed) house. The previously approved "Worcester" (3 bed) house on Plot 4 is proposed to be replaced by an "Oxford" (4 bed) house.</p> <p>The number of houses would remain unchanged at 7 dwellings, and the overall number of bedrooms would also remain the same (i.e. 18 bedrooms).</p> |
| SITE AREA                  | The application site is approximately 0.3ha in area within the larger former Pollards Nursery site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| RESIDENTIAL DENSITY (NET)  | 23 dwellings per hectare.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| TOPOGRAPHY                 | Predominantly flat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| TREES                      | Previous surveys have shown substantial numbers of trees on the application site. These have virtually all been removed, except for trees growing along the boundary of the site. A group of Alder trees have been protected by a Tree Preservation Order (TPO).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| BOUNDARY TREATMENT         | The site is bordered by existing properties to the north which front onto Lake Lane. The access to this site, which also                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

serves as the through route to the adjacent residential development site to the west, is from Lake Lane to the north. To the east and south are various business properties and the remains of the Nursery (much of which has been sold in relation to the residential scheme to the west.) To the west is the Redrow residential site of Ashdown Vale.

#### SITE CHARACTERISTICS

The site is the existing entrance to a number of business and industrial premises. The topography is quite flat, and the majority of existing vegetation and trees have recently been removed, despite having been shown as part of the outline permission BN16/12 which was granted on appeal.

#### CHARACTER OF LOCALITY

Lake Lane is a relatively narrow rural road which has had considerable ribbon type development over the years. In addition there are a number of large businesses along this road, such as adjacent to the application site, so the residential and business and commercial traffic is mixed on this route.

#### RELEVANT SITE HISTORY

|              |                                                                                                                                                                                                                                                                                                                                     |                                                                           |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| BN/16/12/    | Outline application with some matters reserved for a development of up to 107 no. residential units (this application is a Departure from the Development Plan)                                                                                                                                                                     | Refused<br>22-11-12<br><br><b>Appeal: Allowed+Conditions<br/>17-10-13</b> |
| BN/21/15/RES | Approval of reserved matters following outline consent BN/16/12/ for the construction of 107 No. residential dwellings with associated internal access roads, footpaths, boundary treatments, attenuation ponds, pumping station, landscape & open space (including allotments).                                                    | ApproveConditionally<br>02-12-15                                          |
| BN/15/16/RES | Approval of reserved matters following outline consent BN/16/12/ for the reconfiguration of site layout to include the resitting of 4 No. residential buildings.                                                                                                                                                                    | Withdrawn<br>17-02-17                                                     |
| BN/59/16/PL  | Erection of a temporary sales cabin & associated parking area                                                                                                                                                                                                                                                                       | Withdrawn<br>23-01-17                                                     |
| BN/51/16/RES | Approval of reserved matters following outline consent BN/16/12 & BN/21/14 for appearance, landscaping & scale for erection of 107 dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, formal & informal play areas & public open spaces, attenuation | ApproveConditionally<br>22-09-17                                          |

basins, sewage treatment plant & other associated infrastructure & engineering

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                  |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| BN/52/16/RES | Approval of reserved matters following outline consent BN/16/12 & BN/21/14 for appearance, landscaping & scale for erection of 107 dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, formal & informal play areas & public open spaces, attenuation basins, sewage treatment plant & other associated infrastructure & engineering - Duplicate application of BN/51/16/RES | ApproveConditionally<br>02-03-18 |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|

The application site, along with the land to the west, was granted permission for a development of up to 107 dwellings, with all matters reserved except for access. Permission granted to BN/16/12 on 17th October 2013 on appeal after refusal by the LPA. A further application S73 ( BN/21/14) was submitted to vary condition 4 of the outline permission to change to site boundary. This application was for the exclusion of the area now covered by this current application. Since this time, the many trees, originally shown at the outline consent stage, to be retained on the site, have been removed.

## REPRESENTATIONS

### REPRESENTATIONS RECEIVED:

Barnham Parish Council  
No objection.

### COMMENTS ON REPRESENTATIONS RECEIVED:

The Parish Council's representation is noted.

## CONSULTATIONS

Engineering Services Manager  
Engineers (Drainage)  
Parks and Landscapes  
Arboriculturist  
Environmental Health  
Southern Water Planning  
WSCC Strategic Planning  
Planning and Housing Strategy

### CONSULTATION RESPONSES RECEIVED:

LOCAL HIGHWAY AUTHORITY:  
No objection.

The proposal is to change the house type on plots 3 and 4 The parking and access appears to remain the same.

**SOUTHERN WATER:**

No objection.

**ADC DRAINAGE:**

No objection.

The surface water drainage conditions imposed on the original planning permission still stand.

**ADC HOUSING:**

No objection.

**ADC GREENSPACE:**

No objection.

**ADC ARBORICULTURAL OFFICER:**

No objection.

The proposed minor amendments relate only to approved built structures and there should not be any impact on retained trees.

**COMMENTS ON CONSULTATION RESPONSES:**

Comments noted.

|                       |
|-----------------------|
| <b>POLICY CONTEXT</b> |
|-----------------------|

Designation applicable to site:

Outside the Built-Up Area Boundary (BUAB).

**DEVELOPMENT PLAN POLICES**

|        |                                                     |
|--------|-----------------------------------------------------|
| AHSP2  | AH SP2 Affordable Housing                           |
| DDM1   | D DM1 Aspects of form and design quality            |
| DDM2   | D DM2 Internal space standards                      |
| DSP1   | D SP1 Design                                        |
| ECCDM1 | ECC DM1 Renewable Energy                            |
| ECCSP2 | ECC SP2 Energy and climate change mitigation        |
| ENVDM5 | ENV DM5 Development and biodiversity                |
| ENVSP1 | ENV SP1 Natural Environment                         |
| HDM1   | H DM1 Housing mix                                   |
| INFSP1 | INF SP1 Infrastructure provision and implementation |
| QESP1  | QE SP1 Quality of the Environment                   |
| SDSP2  | SD SP2 Built-up Area Boundary                       |
| TSP1   | T SP1 Transport and Development                     |
| WDM3   | W DM3 Sustainable Urban Drainage Systems            |

[Barnham & Eastergate Neighbourhood Plan 2014](#) Recreation facilities

[POLICY CLW3](#)

Barnham & Eastergate Neighbourhood Plan 2014 Applications for new development must meet the

|                                                             |                                                                                                  |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| POLICY ES1                                                  | local drainage requirements                                                                      |
| Barnham & Eastergate Neighbourhood Plan 2014<br>POLICY ES10 | Trees and hedgerows                                                                              |
| Barnham & Eastergate Neighbourhood Plan 2014<br>POLICY ES11 | Energy efficiency of new development                                                             |
| Barnham & Eastergate Neighbourhood Plan 2014<br>POLICY ES5  | Quality of design                                                                                |
| Barnham & Eastergate Neighbourhood Plan 2014<br>POLICY ES6  | Contribution to local character                                                                  |
| Barnham & Eastergate Neighbourhood Plan 2014<br>POLICY ES8  | Buildings should be designed to reflect the three-dimensional qualities of traditional buildings |
| Barnham & Eastergate Neighbourhood Plan 2014<br>POLICY GA1  | Connection to sustainable transport                                                              |
| Barnham & Eastergate Neighbourhood Plan 2014<br>POLICY GA2  | Footpath and cycle path network                                                                  |
| Barnham & Eastergate Neighbourhood Plan 2014<br>POLICY GA3  | Contributions to maintain and improve the network                                                |
| Barnham & Eastergate Neighbourhood Plan 2014<br>POLICY GA4  | Parking and new development                                                                      |
| Barnham & Eastergate Neighbourhood Plan 2014<br>POLICY H2   | Windfall sites                                                                                   |
| Barnham & Eastergate Neighbourhood Plan 2014<br>POLICY H3   | Housing mix                                                                                      |
| Barnham & Eastergate Neighbourhood Plan 2014<br>POLICY H4   | Integration of new housing into surroundings                                                     |
| Barnham & Eastergate Neighbourhood Plan 2014<br>POLICY H5   | Outdoor space                                                                                    |
| Barnham & Eastergate Neighbourhood Plan 2014<br>POLICY H6   | Attention to detail                                                                              |
| Barnham & Eastergate Neighbourhood Plan 2014<br>POLICY H7   | Drainage for new housing                                                                         |

#### PLANNING POLICY GUIDANCE:

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

#### POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011-2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

## **The Neighbourhood Development Plan**

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton; Ford.

Relevant Barnham and Eastergate Neighbourhood Plan (NP) policies have been taken account of and are addressed in the 'Conclusions' section of this report.

## **DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

## **OTHER MATERIAL CONSIDERATIONS**

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

## **CONCLUSIONS**

### **PRINCIPLE**

The principle of residential development was established with the granting of planning permission (BN/19/16/PL) for 7 dwellings in 2017. The applicant is now proposing to make minor changes to the external appearance of two of the dwellings that have been granted planning permission (BN/19/16/PL) on the former Pollard's Nursery site. The proposed changes include amendments to the house types on Plots 3 and 4 which would ensure that both houses had gabled features on the front elevations, but the two houses would not be identical as one would have render at the first floor elevation and the other houses would be completed constructed in brick.

The site layout will not be affected by this application (BN/19/16/PL) which is proposing changes to the external appearance of two of the seven dwellings.

### **DESIGN AND APPEARANCE OF NEW DEVELOPMENT**

Policy D SP1 of the Local Plan specifies that development proposals should have been derived from a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness and usability, health and wellbeing and climate change);

and the influence these objectives have on the form of the development.

Policy D DM1(1) of the Local Plan requires the proposed development to "make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding areas, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping and design features".

Policy H4 of the the Barnham & Eastergate Neighbourhood Plan (NP) requires "proposals for residential development should be of high quality, and designed so that the new housing integrates into its surroundings and is well connected to the village". The supporting text refers specifically that new development should not be an add on, but is fully integrated. This will be helped by good design that reflects the character of the surrounding area (paragraph 9.3.1 of the NP).

Policy ES5 of the NP says: "All new development with the parishes should be of a high quality design". The supporting text to Policy ES5 confirms that "new development should be designed to respond to the specific character of the site and its local surroundings and to create a sense of place. This is important as the different parts of the parishes give rise to differing styles, each with their own local strengths and weaknesses" (paragraph 5.3.1 of the NP). Policy ES6 says: "New development should contribute positively to the character of the two villages, and should reflect the design qualities of their time, so that the richness of varied character continues and is extended into the future".

Policy ES8 of the NP says: "Generally, buildings should be designed:

- as a three dimensional whole, so that elements such as bay windows are designed in from the start rather than being 'bolted-on' at the end;
- with windows and doors set back from the external surface of the buildings, to introduce some depth and modelling to the facade;
- with changes in material related to the design of the building rather than a random approach. For example, changes in material may relate to a change in form such as a setback or projection". The supporting text to Policy ES8 says "it is important that development proposals include full details of new building, to show that they have been designed so as to be sensitive to their location. Buildings often lack the three-dimensional qualities of traditional buildings and often present a bland uniform style" (paragraph 5.3.4 of the NP).

The applicant is proposing to replace the previously approved "Oxford" (4 bed) detached house on Plot 3 with an "Oxford Lifestyle" (3 bed) detached house, which includes bay windows at ground and first floor on the front elevation, with render on part of the first floor front elevation is considered to be acceptable both visually and in design terms. The previously approved "Worcester" (3 bed) detached house on Plot 4 is proposed to be replaced by an "Oxford" (4 bed) detached house, which also includes bay windows at ground and first floor on the front elevation, but excludes any render.

There would be no increase in either the number of houses, which would remain unchanged at 7 dwellings, and the number of bedrooms on the scheme would stay the same, at 18 bedrooms.

The location of the two detached houses on Plots 3 and 4 would not change and there would be no overlooking issues either to the front or rear of either dwellings, or any loss of privacy from adjacent properties.

The proposed replacement of house type on Plots 3 and 4 would ensure the attractiveness of the design of the 7 house' scheme at the entrance to the Ashdown Vale development, in accordance with Policy D SP1 of the Local Plan. The proposed amendments to the house types on the two plots would improve upon the character of the built development in the surrounding area, in accordance with Policy D DM1(1) of the Local Plan as the houses have the appearance of an attractive inter-war residential development.

The proposed two replacement house types are considered to be of a high quality in accordance with Policy H4 and Policy ES5 of the Barnham & Eastergate NP, reflecting and mirroring the high quality appearance of the approved scheme. It is considered that the two replacement house types on Plots 3 and 4 would contribute positively to the character of Barnham, in accordance with Policy ES6 of the NP. The bay windows in both of the replacement house types on Plots 3 and 4 are clearly designed in from the start rather than being 'bolted-on' at the end, and are therefore in accordance with Policy ES8 of the NP.

## **SUMMARY**

Consequently, it is considered that the proposed replacement house types on Plots 3 and 4 of the seven house' development at the entrance to Ashdown Vale (the former Pollards Nursery site), is acceptable and complies with Policy D SP1 and Policy D DM1(1) of the Local Plan, Policy H4, Policy ES5, Policy ES6 and Policy ES8 of the Barnham and Eastergate NP.

The current application to vary Condition 2 imposed on planning permission (BN/19/16/PL) is hereby approved; and all of the other conditions imposed on planning permission BN/19/16/PL are to be retained and carried forward.

## **HUMAN RIGHTS ACT**

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

## **DUTY UNDER THE EQUALITIES ACT 2010**

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

## **RECOMMENDATION**

### **APPROVE CONDITIONALLY**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of the granting of permission BN/19/16/PL.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The planning permission relates to the following approved plans:

- Drawing Number SLP-01 Site Location Plan
- Drawing Number SL-01 Rev. A Site Layout
- Drawing Number 2600-LA-06 P4 - General Arrangement Plan
- Drawing Number 2600-LA-07 P4 - Illustrative Landscape Masterplan
- Drawing Number SS-01 Rev C. - Street Scenes
- Drawing Number EF-CAMB-DM.4.ep1 - Cambridge Elevations (render)
- Drawing Number EF-CAMB-DM.4.ep2 - Cambridge Elevations (brick)
- Drawing Number 2 401 - Oxford Elevation Brick - Code B1
- Drawing Number EF-Oxfd+-DM.3.p - Oxford + Floor Plans
- Drawing Number 1 402 - Oxford Lifestyle Elevations Render - Code A1
- Drawing Number EF-Cant+-DM.4.e - Canterbury Elevations
- Drawing Number EF-Cant+-DM.4.p - Canterbury Floor Plans
- Drawing Number EF-Letc+-SM.3.e - Ludlow Elevations
- Drawing Number EF-Letc+-SM.3.p - Ludlow Floor Plans
- Drawing Number 2600-PP-06 P4 - Planting Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment, in accordance with Policy D DM1 of the Arun Local Plan.

3 Prior to commencement details of the materials and external finishes of the dwellings should be submitted to the Local Planning Authority for approval in writing. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, in accordance with Policy D DM1 of the Arun Local Plan.

4 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of effective wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area. It is considered necessary for this to be a pre-commencement condition because the Construction Management Plan needs to be submitted and approved before work commences on site, in accordance with Policy D DM1 of the Arun Local Plan.

5 Development shall not commence until full details of the proposed surface water drainage

scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SuDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy D DM1, Policy W DM1 and Policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the site needs to have adequate drainage.

- 6 A Landscape and Management Plan is submitted for approval in writing by the Local Planning Authority, which details the ongoing management and aftercare of the site once construction is complete. The Landscape and Management Plan should include the following requirements:  
- any trees removed should be replaced at a ratio of 2:1.

The approved details in the Landscape and Management Plan should be implemented in full prior to the occupation of the dwellings and be maintained on site thereafter.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

- 7 All finished floor levels will be set at least 300mm above the existing ground levels.

Reason: To prevent flooding, in accordance with Policy D DM1 of the Arun Local Plan.

- 8 No dwelling shall be occupied until the car parking spaces and the covered and secure cycle parking spaces have been constructed in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles, and to provide alternative travel options to the use of the car in compliance with current sustainable transport policies in accordance with Policy T SP1 and Policy D DM1 of the Arun Local Plan.

- 9 The garage buildings shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, in accordance Policy D DM1 of the Arun Local Plan.

- 10 Development shall not commence until details of the proposed means of foul sewerage system have been submitted to, and approved in writing by the Local Planning Authority in consultation with the statutory sewerage undertaker. This shall include details of its siting, design and subsequent management / maintenance. No unit shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy D DM1 and Policy W DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the site needs to be effectively drained before construction commences. It is considered necessary for this to be a pre-commencement

condition because the site drainage needs to be approved and implemented before the units are built and occupied.

- 11 Within 3 months of the date of this decision, a Bin Collection Strategy Plan shall be submitted to and be approved by the Local Planning Authority. The dwelling(s) to which the Bin Collection Points relate shall not be occupied until the bin collection points for those dwellings have been provided in accordance with the details so approved.

Reason: To ensure that adequate and satisfactory provision is made for the storage and collection of bins in accordance with Policy D DM1 and Policy WM DM1 of the Arun Local Plan

- 12 INFORMATIVE: Submitted drawing no. C75102-D-300 Rev. A, shows the diversion of an existing sewer serving neighbouring property and crossing the proposed site (not shown on Southern Water's records). The details of the proposed diversion need to be agreed and approved by Southern Water before implementing on site. an application under Section 185 (Sewer diversion) of the Water Industry Act 1991 needs to be submitted by the applicant.

- 13 INFORMATIVE: All adoptable drainage should be designed and constructed in accordance with SfA standards and Southern Water requirements.

- 14 INFORMATIVE: Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel. 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)