

REPORT TO THE SOUTHERN AREA COMMITTEE

Date of Meeting:	15 th November 2012		
Application Number:	S/2012/1240		
Site Address:	Land off St Margaret's Close, To the rear of 37 Fowlers Road, Salisbury, Sp1 2QP		
Proposal:	Erection of one dwelling including access, car parking and landscaping		
Applicant / Agent:	Mr Sheperd/Allen Planning Ltd		
City/Town/Parish Council	Salisbury City Council		
Electoral Division		Unitary Member	Councillor Brady
Grid Reference:	414730 133378		
Type of Application:	Full		
Conservation Area:	Yes		
Case Officer:	MRS A ILES	Contact Number: 01722 434312	

Reason for the application being considered by Committee:

Councillor Brady requested that it be determined by committee due to the Relationship to adjoining properties and the environmental/highway impact.

1. Purpose of report

To consider the above application and to recommend that planning permission be APPROVED SUBJECT TO A S106.

2. Report summary

The main issues in the consideration of this application are as follows:

1. Principle of Development
2. Scale & Design
3. Impact on Residential Amenity
4. Impact on Highway Safety
5. Impact on Archaeology
6. Impact on Trees
7. Contribution towards Open Space Provision
8. Contribution towards Affordable Housing
9. Contribution towards Fire & Rescue Service

3. Site Description

37 Fowlers Road is a detached four storey red brick 19th century property with distinctive tower feature which has been divided into 16 flats. The site itself currently forms part of the rear garden associated with the property and is located within the Conservation Area and Housing Policy Boundary of Salisbury and the Area of Special Archaeological Significance.

4. Relevant Planning History

S/2011/1149	Erection of 3no three-bedroomed detached houses	R	29/09/11
S/2012/0137	Erection of three 3-bedroom houses	R	23/03/12

5. Proposal

Permission is sought for one dwelling with associated access and parking provision.

6. Planning Policy

Salisbury District Local Plan policies G2, D2, H16, CN8, CN10, CN11, CN21, CN23 as saved within the Adopted South Wiltshire Core Strategy

Adopted South Wiltshire Core Strategy core policies 3, 18 & 19

NPPF

Adopted Supplementary Planning Guidance "Creating Places"

Milford Hill Conservation Area Appraisal and Management Plan Consultation Draft

7. Consultations

Salisbury City Council

Object due to the loss of car parking and the application being detrimental to the amenity of residents.

Wiltshire Fire & Rescue

Consideration should be given at building regulations stage to fire appliance/fire fighting access, water supplies for fire fighting and domestic sprinkler protection.

Highways Department

No objection subject to conditions (see below)

Archaeology Department

No objection subject to condition (see below)

Environmental Health

No objection subject to conditions (see below)

Wessex Water

New water supply and waste water connections will be required from Wessex Water to serve the proposed development. New regulations will require all sewer connects serving more than a single dwelling to be subject to a signed adoption agreement with Wessex Water before the connection can be made.

Wessex Water are now responsible for the ownership and maintenance of thousands of kilometres of formally private sewers and lateral drains and many of these are unrecorded on public sewer maps so the site should be surveyed.

Separate systems of drainage will be required to serve the proposed development. No surface water connections will be permitted to the foul sewer system.

Housing Officer

No objection subject to contribution towards affordable housing provision (see below)

8. Publicity

The application was advertised by site notice, press advert and neighbour consultation which expired on 4th October 2012.

10 letters of objection (received from 9 different addresses) and were received regarding:

1. The site is to the rear of 37 Fowlers Road, not off St Margaret's Close
2. St Margaret's Close will no longer be considered a close
3. The dwellings are ill-matched to the existing buildings in the surrounding area
4. The access to the site is unsuitable
5. St Margaret's Close will be more congested with traffic
6. The proposal will have an overbearing impact on adjacent properties
7. The garden area is not derelict as described and until recently was well tended
8. St Margaret's Close was designed to fit within the environment
9. The proposal will result in the loss of a hedgerow and tree behind which is visually attractive
10. Visitor parking was specifically added to St Margaret's Close when it was originally developed and this will now be lost
11. An area of garden used by residents of number 37 (approximately 30 people) for recreation and hanging out washing will be lost
12. The proposal does not respect the character of the Conservation Area
13. The Draft Conservation Area Appraisal states that the previous redevelopment of large plots into dwellings has "damaged the coherence of this area" and the same mistake should not be repeated
14. The dwellings will result in overlooking of several properties
15. The remaining garden of the flats would be in shadow for most of the day
16. The dwelling will overshadow the adjacent properties
17. There will be more noise, disturbance, light and pollution from additional traffic movements
18. The loss of the garden will impact on wildlife including birds, and bats often fly overhead
19. No additional visitor parking will be provided on the application site
20. There is the potential for up to six cars to be associated with the property
21. Section 106 agreements should not be used to "buy" development in a Conservation Area
22. Visitors will park in St Margaret's Close and surrounding roads
23. Contrary to comments made previously by the Conservation Officer not all the properties in Fowlers Road are grand houses and the majority of properties are residential
24. Byways Close and St Margaret's Close do not create a precedent as they were developed prior to the designation as a Conservation Area.
25. Gaps between buildings should be retained and the garden provides an important green area
26. Occupiers of the proposed development may reverse up the ramp and this cannot be regulated.
27. The previous reasons for refusal have not been overcome
28. The vehicular access is not wide enough for large vehicles

With regard to point 1 the address still allows the site to be identified, points 2 and 7 are not material planning considerations and with regard to point 21 this is not the case, each application is dealt with on its individual merits with contributions towards affordable housing and public open space required for all new residential development.

All remaining points will be dealt with below.

9. Planning Considerations

9.1 Principle of Development

The site is located within the Housing Policy Boundary of Salisbury where the principle of further development is acceptable. While the NPPF excludes private residential gardens from the definition of 'previously developed land' this does not completely prevent further residential development within development boundaries and instead should ensure that each application is weighed up on its individual merits.

While 31-37 Fowlers Road still retain large gardens with the same boundary line St Margaret's Close was partially built on the garden of 37 Fowlers Road and Byways Close was built on the site of a large dwelling and its gardens. Therefore it is very difficult to resist residential development within the garden of the existing property, particularly as the NPPF establishes a presumption in favour of sustainable development, the site can be accessed from an adopted road and therefore it is not considered backland development and it is not considered an important gap within the Conservation Area.

With regard to the suggested loss of wildlife habitat by third parties, many of the species stated as being seen are not protected and with no loss of buildings, and a minimal area of vegetation removed it is considered that there is very little chance of the habitat of bats or barn owls being damaged.

9.2 Scale & Design

Fowler's Road is a road of predominantly late 19th century grand detached houses of individual style and detailing set in generous gardens. Some of the houses are now in business use but have nevertheless retained in the main part, their residential character. Bounding the site to the north-east is St Margaret's Close and to the south-east, Byways Close which are developments of the 1970s and 1980s which are considered not to harm the character of the wider conservation area in view of their contained layout and effacing character. The main materials within this part of the Conservation Area are red brick with a mix of natural Welsh slate and some clay tile roofs and tile hanging.

The "Milford Hill Conservation Area Appraisal and Management Plan Consultation Draft October 2011" is pertinent to this application although it is awaiting formal adoption. This states in section 7.3.8 that "the historic houses to Fowler's Road, despite their diversity, combine as a reasonably cohesive group which share common design principles; materials, the way in which they address the street, their use and handling of what are significant changes in level, and their eclectic individual architectural styles". The same document also lists number 37 as a building of local importance (linked with 31, 33 and 35).

Although the Draft Conservation Area Appraisal states that the previous redevelopment of large plots into dwellings (such as St Margaret's Close and Byways Close) has "damaged the coherence of this area" and the same mistake should not be repeated, the plot associated with number 37 is considered sufficiently generous to accommodate some development without compromising the setting and amenity space of the original property and the surrounding area.

The previous application was refused for the following reason:

The proposed development would be located on, and involve the severance of, an existing garden area, serving a block of flats at 37 Fowlers Road, itself identified as a building of local importance in the Draft Conservation Area Appraisal and the proposal would also be located within close proximity to other existing dwellings. Therefore, based on the information provided, it is considered that due to a combination of the awkward orientation, overall design, and juxtaposition of the proposed dwellings in relation to surrounding existing properties, the proposal would fail to enhance the setting of the existing building and surrounding Conservation Area, and would have a detrimental impact on the level of residential amenity enjoyed by occupiers of both the planned properties, and the existing surrounding

properties (35 & 37 Fowlers Road, 16 St Margaret's Close and 1, 2, 3 and 5 Byways Close), due to the inter-relationships, overlooking and loss of privacy that will result. As such the proposal is judged to be contrary to Salisbury District Local Plan policies G2, D2, CN8, CN10 & CN11 as 'saved' within the Adopted South Wiltshire Core Strategy, the NPPF, the Adopted SPG "Creating Places", and the "Milford Hill Conservation Area Appraisal and Management Plan Consultation Draft."

The Conservation Officer previously raised concern regarding the proportion of garden given over to the proposed development considering that it would be at odds with the character of the Conservation Area. With only one dwelling now proposed, and a smaller area of garden used, despite the concerns raised by third parties, it would be difficult to refuse due to loss of amenity area, as being a city centre location it is unusual for flats to have garden space and the land retained will enable residents to dry washing and have some recreational space.

The surrounding area contains a mix of dwelling styles and designs, requiring an imaginative approach to the appearance of any new development. The proposed design of the dwelling is considered to preserve the surrounding Conservation Area with chimney, brick string course and exposed rafter feet, and a material palette of facing brickwork, natural slate and lead. Although it is two-storey, the dwelling has been designed in a manner which minimises its height. The Conservation Officer does not object to the design but has requested that conditions regarding detailing be added to any approval in addition to a requirement for the boundary between 37 and the site to be comprised of a brick wall and a landscaping plan to be submitted, all to ensure that the dwelling respects the character of the surrounding Conservation Area.

Therefore, as the site area has been reduced and only one dwelling is proposed, in conjunction with traditional design of the dwelling, it is considered that on balance the proposal will not be detrimental to the wider Conservation Area.

With regard to the concern raised by third parties about the visual impact of the creation of the access from St Margaret's Close, this in itself is not considered to be significantly visually detrimental to the wider Conservation Area.

9.3 Impact on Residential Amenity

The NPPF paragraph 17 states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings" and as detailed above the application was previously refused as this was not judged to have been achieved.

The proposed dwelling will be located close to the boundary with 16 St Margaret's Close and it would be preferable if there was a larger separation distance. However, as the proposed dwelling does not extend beyond the rear of this property, and it is lower in height, it is considered that it would be difficult to refuse on the grounds of overshadowing or overbearing impact.

The design of the dwelling features a high level window on the rear elevation which is considered to only offer oblique views over the garden of number 16 with the rooflights on the rear roofslope being screened by the roof. The ground floor window serving the utility room will be screened by the existing boundary fence. Therefore it is considered that the proposed development will have minimal impact on number 16 in terms of overlooking.

With regard to properties in Byways Close (1, 2, 3 & 5) the limited height of the proposed dwelling, in connection with the separation distance is considered to minimise overshadowing and the high level rooflights are not considered to result in overlooking, largely offering views across the garages. In addition the proposed dwelling is not considered to result in overshadowing or overlooking to 6 St Margaret's Close or the garden of 35 Fowlers Road, again due to the limited height and separation distance.

With regard to the flats at 37 Fowlers Road the proposed dwelling itself is not considered to result in any additional overshadowing and although some oblique views may be offered by the first floor front windows these are not considered sufficiently detrimental to warrant refusal.

Notwithstanding the above it is considered prudent to add a condition preventing additional windows and rooflights, in addition to further extensions and additions, to preserve residential amenity.

Third parties have raised concern with regard to increased noise, disturbance, light and pollution from additional car movements but given the urban location this is not considered to be significantly detrimental to residential amenity to warrant refusal.

The Environmental Health department have no objections to the proposal subject to the addition of a condition preventing the burning of any waste materials on the site or to clear the land so as not to cause a nuisance to neighbouring properties from smoke. Given the urban nature of the site it is also considered prudent to add a condition limiting hours of construction.

9.4 Impact on Highway Safety

The proposed development will need to gain access via St Margaret's Close which currently has on-street residential permit parking places where the access will be created (one space will now be retained and one removed). Despite the concerns of third parties the proposal has been fully considered by the Highways Department. The Highways Officer has checked with the Salisbury Transportation Team, who deal with parking permits and on-street parking in Salisbury. They have confirmed that the loss of a parking space would not raise a particular concern as all properties have their own off-street parking. Therefore, it is considered that this parking space, whilst desirable, is not essential despite the concerns raised by third parties and it would not be reasonable to deny access to the site based on the loss of an on-street parking space. The additional vehicle movements generated from the proposed dwelling can be readily accommodated by the existing layout of St Margaret's Close and it is therefore considered the proposal will not be detrimental to highway safety. Therefore it would be very difficult to refuse on these grounds particularly as the proximity to the city centre means it is a sustainable location.

With regard to the development itself, as two car parking spaces will be provided for the dwelling, and the site is in a sustainable location within walking distance of the city centre and associated transport links it is considered that the parking provision is adequate. Concern has been raised by third parties that up to six cars could be associated with the property but this is very unlikely in a three bedroom property. While the provision of further visitor parking on the site would be advantageous it is not a requirement and the land required may result in the further loss of amenity area from the flats.

The previous application was refused on highway grounds for the following reason:

The proposed layout does not include adequate turning facilities to enable the vehicles associated with plot 1 to turn and enter the highway in forward gear, which is essential to highway safety, without the need for excessive manoeuvres. Therefore the proposal is judged to be contrary to Salisbury District Local Plan policy G2 as saved within the Adopted South Wiltshire Core Strategy.

The scheme has now been amended to one dwelling with two parking spaces and an adequate turning space and access. Therefore the Highways Department have no objection subject to addition of conditions relating to the provision of the turning and parking spaces and the consolidation of the access way. An informative is also added regarding the changes to the Traffic Regulation Order required.

With regard to the issue of occupiers reversing up the access ramp referred to by third parties sufficient turning space is provided to enable users to leave in forward gear.

9.5 Impact on Archaeology

There have been over one hundred Palaeolithic implements found within 250 metres of the site recorded on the Heritage Environmental Record (HER). Remains of this period are rare and

extremely significant, as this period yields evidence of the earliest human presence in the area. As such on the advice of the County Archaeologist an archaeological field evaluation was carried out.

This showed that part of the site does contain deposits which have the potential to contain both artefacts and environmental evidence from the Palaeolithic period – any remains from this period would be considered to be significant heritage assets. Given this the County Archaeologist has requested that a condition be added to any approval requiring a written programme of phased archaeological investigation and mitigation to be submitted, but has no objections to the principle of the application.

9.6 Impact on Trees

There is a large birch tree close to the original building at 37 Fowlers Road but this is considered to be sufficient distance from the site of the dwellings so as not to be detrimentally affected by the proposal. Concern has also been raised by third parties regarding the loss of a tree to the rear of the site in order to create the access. The tree officer has assessed the matter and considers that this tree is not worthy of protection by a Tree Preservation Order.

9.7 Contribution towards Open Space Provision

The scheme relates to the creation of new residential development and in order to comply with the requirements of policy R2 of the local plan (saved within the South Wiltshire Core Strategy), applicants are required to enter into a unilateral undertaking and provide a commuted financial payment for full or reserved matters applications. Local Plan policy R2 makes clear that all new proposals for residential development must contribute towards recreational open space facilities. This is because the increase in the number of people living within the area puts greater pressure on the existing recreational facilities and generates greater demand for new facilities.

The Councils Open Space Study, published in 2007 (which is not only a current document but also forms part of the evidence base for the South Wiltshire Core Strategy), sets out the requirement of government planning guidance and investigates whether the current level of open space provision is sufficient in terms of quality, quantity and accessibility to meet the needs of residents now, and in the future.

The study recommends that the Council develops a strategy for the provision of new open space, sport and recreation as required, ensuring contributions are maximised in areas which are known to have a quantitative shortfall and where housing growth is expected.

The Design & Access Statement accompanying this application states that the applicant is willing to pay this contribution via a Section 106 agreement.

9.8 Contribution towards Affordable Housing

Under Core Policy 3 of the South Wiltshire Core Strategy an affordable housing contribution is required for all new residential development in order to help address the need for affordable housing in Salisbury and Wiltshire as a whole.

The Design & Access Statement accompanying this application states that the applicant is willing to pay this contribution via a Section 106 agreement.

9.9 Contribution towards Fire & Rescue Service

Wiltshire Fire & Rescue have asked that a contribution be made via S106 towards hydrants and water supplied for fire-fighting and additional or enhanced fire and rescue service. However, it is considered that this does not meet the tests of CIL (Community Infrastructure Levy) and therefore it is not required.

10. Conclusion

On balance it is considered that design and siting of the dwelling will be in keeping with the surrounding area (designated a Conservation Area) while also not prejudicing highway safety, residential amenity or archaeology. Therefore the proposal is considered to conform with Salisbury

District Local Plan saved policies G2, D2, H16, CN8, CN10, CN11, CN21, CN23 as saved within the Adopted South Wiltshire Core Strategy and Adopted South Wiltshire Core Strategy core policies 3, 18 & 19.

11. Recommendation subject to a s106 agreement in respect of off site open space and affordable housing

Approve for the following reason

On balance it is considered that design and siting of the dwelling will be in keeping with the surrounding area (designated a Conservation Area) while also not prejudicing highway safety, residential amenity or archaeology. Therefore the proposal is considered to conform with Salisbury District Local Plan saved policies G2, D2, H16, CN8, CN10, CN11, CN21, CN23 as saved within the Adopted South Wiltshire Core Strategy and Adopted South Wiltshire Core Strategy core policies 3, 18 & 19.

And subject to the following conditions:

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

(2) Development shall be carried out in accordance with the following plans:

S/P/10	Submitted on 30/08/12
SS/P/11	Submitted on 30/08/12

No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application.

REASON: For the avoidance of doubt

(3) No development shall commence on site until details and samples of the materials to be used for the external walls and roofs of the buildings have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY: G2 (General Development), D2 (Infill Development), CN8 (Development within a Conservation Area), CN9 (Development within a Conservation Area), CN11 (Development within a Conservation Area)

(4) No development shall commence on site until details of all eaves, windows (which shall be timber painted flush framed casements set back in the wall by half a brick), doors (which shall be timber), dormers (at a scale of 1:10) and the proposed brick string course have been submitted to and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY: G2 (General Development), D2 (Infill Development), CN8 (Development within a Conservation Area), CN9 (Development within a Conservation Area), CN11 (Development within a Conservation Area)

(5) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development whichever is the sooner. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

POLICY: G2 (General Development), D2 (Infill Development), CN8 (Development within a Conservation Area), CN9 (Development within a Conservation Area), CN11 (Development within a Conservation Area)

(6) The boundary treatment between 37 Fowlers Road and the application site shall be a brick wall, details of which (including a sample of the materials) shall be submitted to, and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICY: G2 (General Development), D2 (Infill Development), CN8 (Development within a Conservation Area), CN9 (Development within a Conservation Area), CN11 (Development within a Conservation Area)

(7) No construction work shall take place on Sundays or Public Holidays or outside the hours of 07:30 and 18:00 on Monday to Friday and 08:00 and 13:00 on Saturdays.

REASON: In the interests of residential amenity

POLICY: G2 (General Development Guidance)

(8) No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

POLICY: G2 (General Development Guidance)

(9) The development hereby permitted shall not be first brought into occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

POLICY: G2 (General Development Guidance)

(10) No development shall commence on site until details of the proposed rumble strip has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the access is laid out and constructed in a satisfactory manner.

POLICY: G2 (General Development Guidance)

(11) No development shall commence within the area indicated (proposed development site) until:

- A written programme of phased archaeological investigation and mitigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

POLICY: CN21 (Impact on Archaeology) CN23 (Impact on Archaeology)

(12) No burning of waste materials, or burning to clear the land shall be carried out on the site.

REASON: In the interests of residential amenity

POLICY: G2 (General Development Guidance)

(13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

POLICY: G2 (General Development Guidance)

(14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors, rooflights or other form of openings other than those shown on the approved plans, shall be inserted in the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

POLICY: G2 (General Development Guidance)

INFORMATIVE – HIGHWAYS

It will be necessary for the applicant to request that the necessary changes to the existing Traffic Regulation Order are undertaken by Wiltshire Council, including the necessary changes to road markings. The total cost will be in the order of £4000 and the applicant should deposit the sum with the Council at the appropriate time in order to ensure that the order and works are implemented to meet the programme of works. It will not be permitted that the new access is constructed until the order is made and the full cost of the order and works have been paid in advance.

INFORMATIVE – ARCHAEOLOGY

With regard to condition 11 above the work should be conducted by a professional archaeological contractor in accordance with a Written Scheme of Investigation and mitigation agreed by the Local Planning Authority. There will be a financial implication for the applicant.

INFORMATIVE – WESSEX WATER

New water supply and waste water connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at the website www.wessexwater.co.uk/developerservices

Please note that new regulations will require all sewer connections serving more than a single dwelling to be subject to a signed adoption agreement with Wessex Water before the connection can be made. These new regulations will be confirmed by DEFRA later this year.

Further information can be obtained from the New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

INFORMATIVE – WESSEX WATER

On 1st October 2011, in accordance with the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, Wessex Water became responsible for the ownership and maintenance of thousands of kilometres of formerly private sewers and lateral drains (section 105a sewers).

At the date of transfer many of these sewers are unrecorded on public sewer maps. These sewers can be located within property boundaries at the rear or side of any premises in addition to the existing public sewers shown on our record plans. They will commonly be affected by development proposals and we normally advise applicants to survey and plot these sewers on plans submitted for Planning or Building Regulations purposes.

More information relating to this transfer can be found on our website. It is important to undertake a full survey of the site and surrounding land to determine the local drainage arrangements and to contact the sewer protection team on 01225 526333 at an early stage if you suspect that a section 105a sewer may be affected.

INFORMATIVE – WESSEX WATER

Separate systems of drainage will be required to serve the proposed development. No surface water connections will be permitted to the foul sewer system.