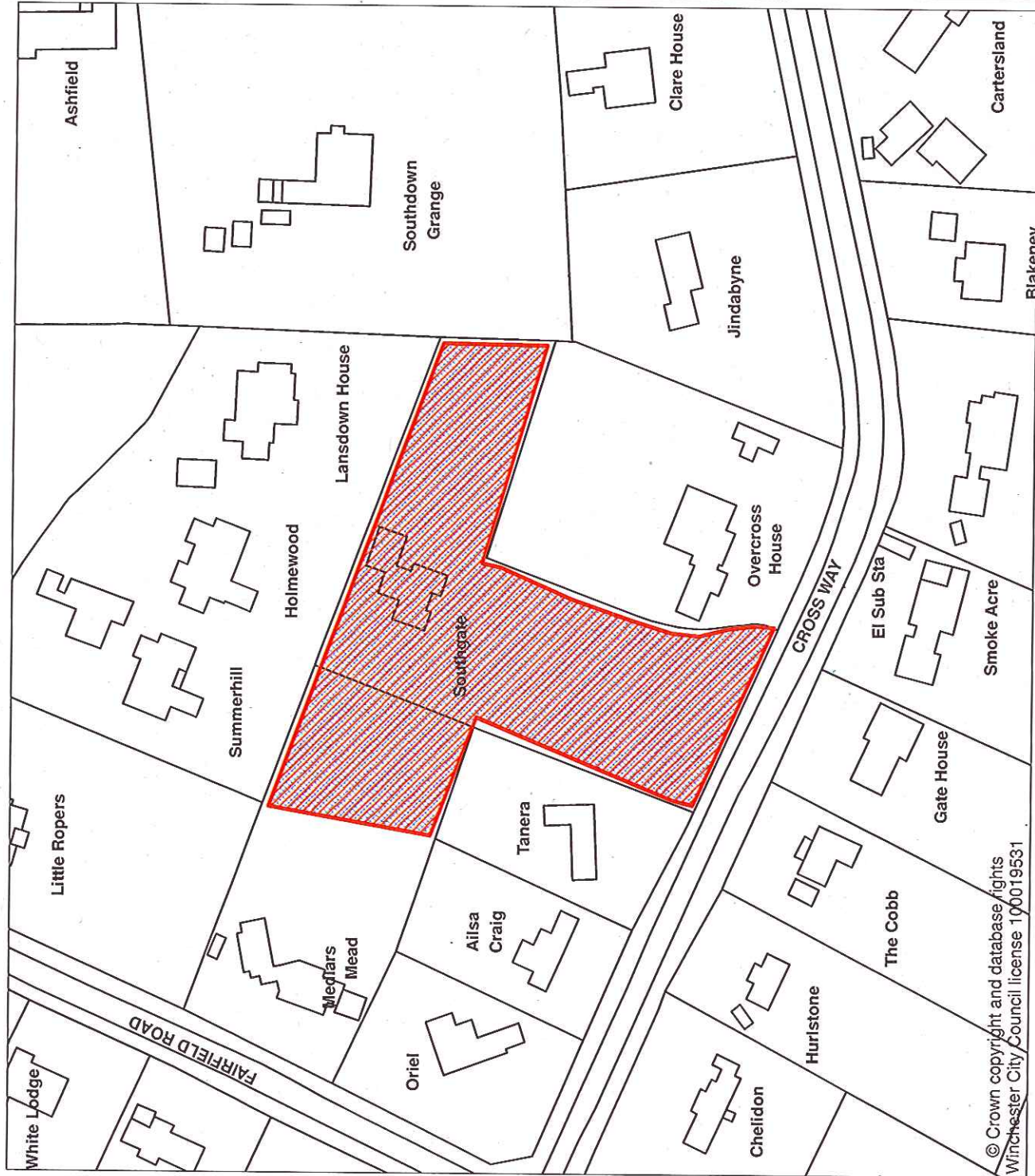


Southgate, Crossway, Shawford, SO21 2BZ

16/02071/FUL



Winchester
City Council



Legend

Scale: 0 0.0125 0.025 0.05 KM

Organisation	Winchester City Council
Department	Winchester GIS
Comments	1:1250
Date	10/03/2017
PSMA Number	100019531

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PLANNING COMMITTEE AGENDA

Item No: 07
Case No: 16/02071/FUL
Proposal Description: Demolition of the existing house at Southgate and the construction of 2 five bed dwellings, 2 three bed dwellings and 1 two bed dwelling with associated parking and landscaping (AMENDED DESCRIPTION) (AMENDED PLANS RECEIVED 7th FEBRUARY 2017)
Address: Southgate Cross Way Shawford SO21 2BZ
Parish, or Ward if within Winchester City: Compton And Shawford
Applicants Name: Mr Doswell
Case Officer: Mrs Katie Nethersole
Date Valid: 23 August 2016
Site Factors: Civil Aviation
Contaminated Land Consultation
Radon Gas Levels

Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received.

Amended plans have been received following discussions with the agent and the applicant. The amended plans have revised the scheme from 4 dwellings to 5 dwellings to create a better housing mix. Previously it was proposed to have 2 four bed dwellings and 2 five bed dwellings; the amended plans now propose 2 five beds, 2 three beds and 1 two bed dwellings.

There is an extant permission (ref 15/02176/FUL) for a new detached dwelling to the front of the site but this has not been implemented.

Site Description

The site is situated in the area of Southdown which is a residential enclave situated to the east of the main Otterbourne Road the M3. It is characterised by large dwellings set within generous plots with mature landscaping and trees on the boundaries. Cross Way is a narrow road that links Fairfield Road and Southdown Road.

Southgate is a large detached dwelling set within a spacious plot. It is a two storey dwelling and is set to the rear of the plot. To the front boundary is mature landscaping so the existing dwelling cannot be seen from the road. There is currently a driveway from Cross Way leading to a parking area, garage and the dwelling. To the front of the site, set behind the landscaping is a tennis court. There are generous gardens to the sides and rear of the dwelling with planting and trees to the boundaries with the neighbours.

The site is generally level with the majority of the garden being laid to lawn with a patio area to the side of the dwelling. A small part of the rear garden of Medlars Mead has been purchased and included within the proposed site. The proposed site area measures 0.53 hectares.

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Proposal

The proposal is for the demolition of the existing dwelling and the construction of 5 new dwellings comprising of 2 five bedrooms, 2 three bedrooms and 1 two bedrooms.

The dwellings are designed to reflect the general character of the area and are proposed to be constructed in brick, slate and timber windows. The design also includes stone porticos and brick detailing.

The larger dwellings are positioned one to the front of the site (Plot 1) in a similar position to the previously approved new dwelling and one in a similar position to the existing dwelling (Plot 3). Plot 1 will be positioned to the front of the site and will have the benefit of a new access from Cross Way. This will lead to a driveway which will provide car parking and will lead to the attached garage. It will be set back from the road by approximately 14 metres and will be positioned centrally with a rear garden. Plot 3 will be positioned slightly further forward from the rear boundary than the existing dwelling with a distance of approximately 15 metres to the rear boundary.

Plot 2 is a detached three bed dwelling which is orientated towards Plot 1 to minimise the impact on the neighbouring property, Tanera. The proposed driveway from the existing access which runs to the side of Plot 1 will lead to a driveway and attached garage for Plot 3. The distance between Plot 2 and the rear boundary is approximately 15 metres.

Plot 4 and 5 are semi detached properties with Plot 4 being a two bedroom and Plot 5 a three bedroom. The distance between Plot 4 and the boundary with Landsdowne House is approximately 8 metres with a total distance between the plot and the rear of Landsdowne House of approximately 32 metres. There will be a distance of approximately 1.8 metres between Plot 5 and the side boundary with Overcross House; and a distance of approximately 38 metres between this plot and the rear of Overcross House.

Relevant Planning History

98/00855/FUL - 1 No four bedroom detached house and new vehicular access. REF 7th July 1998.

04/02211/FUL - First floor extension over existing garage to create a granny annexe with 3 no. dormer windows to front and 2 no. velux rooflights to rear. PER 12th October 2004.

10/01507/FUL - New detached house and double garage in the garden of Southgate. PER 25th March 2011.

15/00493/FUL - Erection of 1no dwelling with detached double garage incorporating guest room. WDN 20th May 2015.

15/02176/FUL - (RESUBMISSION) Erection of new dwelling and detached garage with guest room above.. PER 5th July 2016.

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Consultations

Engineers: Drainage: No objection

Engineers: Highways: No objection

Landscape: No objection

Environment Agency: No objection

Southern Water: No objections

Ecology: No objections

New Homes Delivery Team: Contrary to policy CP3 as no affordable housing provision

Representations:

Compton and Shawford Parish Council

- Proposals do not comply with the VDS, overdevelopment, out of keeping with the character of the area

26 letters received objecting to the application for the following reasons:

- Contrary to VDS
- Increase in traffic
- Overbearing
- Out of keeping with the area
- Concerns about access
- Loss of amenity
- Overdevelopment
- Semi-detached dwellings are out of character for the area
- Increase in density
- Design not in keeping
- Overlooking and loss of privacy

6 letters of support received.

- Sensitively designed
- Will benefit the area
- Fits in with surrounding houses
- Houses will be well screened
- Sufficient parking proposed

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Relevant Planning Policy:

Winchester District Local Plan Review

DP3, H3

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA3, CP2, CP3, CP11, CP13

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1, DM2, DM16, DM17, DM18

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

Compton and Shawford Village Design Statement

High Quality Place SPD

Other Planning guidance

Planning Considerations

Principle of development

The site lies within the policy boundary of Southdown where the Local Plan supports the principle of new residential development (Policy H3, DM1). Furthermore Policy MTRA3 of LPP1 supports new development within this area provided it is appropriate in terms of its scale and design and conserves the settlement's identity, countryside setting, key historic characteristics and local features particularly as identified in the village design statement.

Policy DP3 allows for development that responds positively to the character, appearance and variety of the local environment. Development should also ensure that it does not have an unacceptable adverse impact on adjoining land, uses or property. It is considered that due to the distance and existence of mature landscaping, the development would not give rise to unacceptable levels of overlooking or loss of light to neighbouring properties.

Policy CP2 seeks to ensure that new development provides a mix of dwelling types and sets out that the majority of homes should be in the form of 2 and 3 bed houses. The amended plans now seek to comply with this policy providing a mix of 2, 3 and 5 bedroom houses, with the majority being 2 and 3 bedrooms.

The Compton and Shawford Village Design Statement provides guidance on settlement pattern and design and states that 'all new development should take into account density and plot sizes and should not appear disproportionate to the plot size relative to neighbouring properties. It goes on to state that 'the existing form of linear development should be maintained'.

The existing property Southgate is much further set back within its plot compared to neighbouring properties. The proposed dwellings are of a scale and mass that is comparable with the distinctive character of this part of Shawford. Whilst it is acknowledged that this development would not follow the or maintain the linear pattern of houses in this locality it is nevertheless considered that this proposed development would

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not adversely impact on the character of the surrounding area as set out in the below section 'Impact on character of area'.

Policy CP3 sets out that all development which increases the supply of housing will be expected to provide 40% of the number of dwellings as affordable housing unless this would render the proposal economically unviable. The agent has submitted a viability appraisal as part of the application which concludes that providing affordable housing would result in the scheme being unviable.

Policy CP13 seeks high quality design in new development where it is expected that it meets the highest standards of design. The proposed design and materials are considered to be of high quality that reflects the general character of the area.

Policy DM16 allows for new development provided it accords with the site design criteria. This includes ensuring that the development responds positively to the character, appearance and variety of the local environment in terms of its scale, design and layout. It also seeks to ensure that high quality materials are used that are attractive, durable and appropriate in its context.

Policy DM17 ensures that new development makes adequate provision for parking and access. Parking should be in accordance with the parking standards and provision should be made for cycle parking. Access to the site should be in accordance with highway requirements. Parking and access should be incorporated into the overall design of the scheme taking into account of the character of the area.

The site area measures 0.53 hectares and the density of the development is 9.4 dph.

It is considered that the proposed scheme, as amended, accords with the above policies.

Design/layout

The existing dwelling is set within a large plot and is accessed from a driveway off Cross Way. The proposed layout will utilise the large grounds to provide additional housing in the form of two 5 bedroom detached dwellings, one 3 bedroom detached dwelling, one 3 bedroom semi detached dwelling and one 2 bedroom semi detached dwelling.

The existing dwelling will be demolished and a new access will be created off Cross Way to provide singular access to Plot 1 (5 bedroom detached dwelling).

It is considered that the existing access is sufficient to serve the additional dwellings proposed and the Highways Officer has confirmed that there is adequate visibility splays.

Plot 1 will be served by a new and separate access which will lead to a parking area providing 2 car parking spaces and the attached garage. The existing trees to the front of the site will be retained as will the existing hedge; however a section of this will be removed to make way for the new access. A sizeable rear garden is proposed with the existing planting on the boundary with Tanera to be retained.

Plot 2 (3 bedroom detached dwelling) will be accessed off the existing driveway which will lead to one car parking space and the attached garage. This will be orientated in

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such a way as to avoid direct overlooking into the rear garden of Tanera. The existing trees on the boundary to the rear of the plot will be retained to provide screening to the rear garden of this plot.

Plot 3 (5 bedroom detached dwelling) will also be accessed off the existing driveway which will lead to two car parking spaces and the attached garage. This dwelling will be further set forward than the existing dwelling to allow for a rear private garden.

Plot 4 (2 bedroom semi detached dwelling) will be accessed off the existing driveway with a shared driveway with Plot 5 leading to two garages serving these two plots. There will also be a turning area to the front of the garages. Plot 4 is positioned closest to the boundary with Landsdowne House with a rear garden.

Plot 5 (3 bedroom semi detached dwelling) will be accessed off the existing driveway and there will be a shared driveway with Plot 4. This is positioned to the boundary with Overcross House. The existing mature hedgerow on this boundary is to be retained. There will be a rear garden with existing mature trees to be retained on the boundary.

The existing driveway will be extended and enlarged to create a turning area between Plots 1 and 3 which provides turning space for refuse and service vehicles.

The design of the dwellings will be traditional in appearance with the use of traditional and good quality materials. They are proposed to be constructed in facing brick and a slate roof with timber sash windows, stone porticos to the entrances and brick detailing. It is considered that there is a mix of design and architecture in the local area and there are other examples of this type of design. The design is therefore considered to be appropriate in its context.

Impact on character of area

The character of Southdown is generally large dwellings set within spacious plots, mainly in a linear form with houses fronting the road. Although development is fairly uniform in this location in terms of building scale and characteristics, there is a mix of designs and fluctuations in building lines to the front of the site

There is a mix of plot sizes in the vicinity ranging from large to medium. The plot sizes proposed vary from large to medium with the plot sizes for Plots 4 and 5 being slightly smaller than the norm.

It is considered that the development as a whole would not have an adverse impact on the character of the area. This is largely due to the existing mature landscaping that will mainly be retained as part of the proposal. Plot 1 will be the most visible in the public realm and there will be some partial views through the site from the access to this plot. The majority of the existing hedgerow to the front boundary will be retained which will provide screening to the development and retain the leafy nature of the area.

Whilst it is appreciated that Plots 4 and 5 in particular do not reflect the criteria set out in the Compton and Shawford Village Design Statement, it is considered that as these are positioned to the rear of the site they would not be readily visible in the wider context. Added to this the introduction of semi detached dwellings does not reflect the character of the housing in Southdown, however this is to ensure that the housing mix is provided on the site. These semi detached plots ensure that there is a majority of 2 and 3 bedroom

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houses to comply with policy CP2.

The scale and mass of the proposed dwellings are considered acceptable in relation to the character of the surrounding area, which is made up of large dwellings within spacious plots. The proposed dwellings are of a similar scale and design to the new dwellings to the rear of the site and would result in a development that would retain the characteristics of the surrounding area.

Impact on neighbouring property

The proposed dwellings are not considered to have an adverse impact on the neighbouring amenities. This is largely as a result of existing mature landscaping and the distances between the proposed dwellings and the neighbouring dwellings.

Plot 1 has been re-orientated from the previous consent (15/02176/FUL) so that it not fronts Cross Way to ensure that the impact on the neighbouring property Tanera is minimised. The distance between the attached garage and the boundary with Tanera is approximately 6.27 metres. There are no windows proposed on the side elevation facing Tanera so there will be no overlooking in this respect. The distance between this plot and the boundary with Overcross House is approximately 10.8 metres with the driveway between the two properties. There are two windows proposed in this side elevation at first floor level however one will be obscurely glazed as this serves an en-suite. The amended plans now propose the dormers to be in the rear elevation of the property rather than to the front; which ensures that there is no overlooking to the properties on the opposite side of Cross Way.

Plot 2 is positioned; at it's nearest to the boundary with the rear garden of Tanera, approximately 10.12 metres away. There is a distance of approximately 10.14 metres to the rear boundary with Summerhill, at its nearest. There is a distance of approximately 32 metres between the rear elevation of Plot 2 and the rear of Summerhill. It is considered therefore that taking into account the distances and the existing landscaping the degree of overlooking is limited.

Plot 3 is positioned approximately 15.2 metres away from the rear boundary with a distance of approximately 34 metres between this plot and the rear of Holmwood. It is considered that due to the distances and the existing landscaping the degree of overlooking is minimised.

Plot 4 is positioned approximately 7.6 metres away from the boundary with Landsdowne House. The windows proposed to the first floor in the side elevation facing Landsdowne House serve a stairwell which will not result in overlooking and the proposed bedroom window has now been omitted to prevent any overlooking into the amenity space of Landsdowne House. There are no windows proposed to the ground floor of the side elevation facing Landsdowne House. It is therefore considered that this proposed dwelling will not give rise to any undue overlooking to Landsdowne House. Further to this, conditions 7 and 8 have been included to request a landscape plan and boundary treatment details to ensure that the existing landscaping is enhanced and retained.

Plot 5 is positioned approximately 1.5 metres from the boundary with Overcross House however there is a total distance of approximately 38 metres between this plot and the rear of Overcross House. Added to this there is a mature hedgerow along this boundary which

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provides screening. The only window proposed on this side elevation is serving the family bathroom on the first floor so this will be obscurely glazed.

Overall it is considered that the proposed dwellings, taking into account the distances and the existing landscaping, will not give rise to adverse overlooking and therefore will not adversely impact the amenities of the surrounding neighbours.

As the dwellings are positioned to the south of the dwellings to the rear (Landsdowne House, Holmwood and Summerhill) there will be some shadowing to the rear gardens of these properties. However due to the distance between the rear of the proposed dwellings and the rear of the existing neighbouring properties it is not considered that there would be an unacceptable level of loss of light to the living spaces within these existing properties.

Landscape/Trees

There are a number of mature trees within the site and to the boundaries which are proposed to be retained. The submitted arboriculture report suggest that a small number are not worthy of retention and will be removed; however the majority will be retained and protected during construction.

It is considered that although a section of the existing front boundary hedge will be removed to create the new access for Plot 1, the leafy nature of the site will be largely retained and the landscape character will not be degraded too much.

The landscape officer has advised that provided high quality materials are used in both the construction of the dwellings and in the hard surfacing materials, then the development is capable of enhancing the locality whilst also making a positive contribution to the character of the area.

Highways/Parking

The Highways Officer has confirmed that the surrounding highway network is capable of safely accommodating a modest increase in traffic which this proposal will result in. There is sufficient parking provided for the new dwellings which satisfies the parking standards.

The existing access will be used to provide vehicular access for Plots 2 – 5 and there will be a new access created onto Cross Way to serve Plot 1. The Highways Engineer has confirmed that these accesses are acceptable and sufficient visibility splays are in place.

Conditions 5 and 6 are recommended to ensure that mud on the highway is prevented and adequate parking for construction vehicles is provided.

Ecology

An ecology survey of the site has been undertaken which confirmed that it is located nearby River Itchen Special Area of Conservation (RAC), Site of Special Scientific Interest (SSSI) and the Shawford Local Nature Reserve (LNR). It also identified that there were two species of bats to be found roosting within the existing building and up to 7 species of bats for foraging. There was a low population of slow worms and single grass snake on site. The survey made several recommendations based on these findings and Condition 9 is recommended to ensure that these are adhered to.

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Affordable Housing

As the proposal will increase the number of dwellings with a total floor area greater than 1,000 sq m there is a requirement to provide 40% of the houses as affordable housing. No on site affordable housing is proposed as the agent has provided justification that affordable housing would not be appropriate in this residential area consisting mainly of very large family homes isolated from other affordable housing. Therefore an off site financial contribution is sought, a viability appraisal concludes that to provide affordable housing would render the scheme unviable.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings and garages hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 The development hereby approved shall be carried out in accordance with the following plans:

Drawing no. D01 Rev B Proposed site plan, Drawing no. B1 Proposed Block Plan, Drawing no. 7287/D08 Type A Proposed Elevations, Drawing no. 7287/D02 Type A Proposed floor plans, Drawing no. 7287/D03 Type A Proposed Roof Plan, Drawing no. 7287/D09 Type B Elevations, Drawing no. 7287/D04 Type B Proposed floor plans, Drawing no. 7287/D05 Type B Proposed Roof plans, Drawing no. 7287/D10 Rev A Type C and D Elevations, Drawing no. 7287/D06 Rev A Type C and D Proposed floor plans, Drawing no. 7287/D07 Type C and D Roof plan, Drawing no. 7287/D11 New garage for plots 4 and 5

03 Reason: In the interest of proper planning and for the avoidance of doubt

04 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before construction can begin.

04 Reason: To ensure satisfactory provision of foul and surface water drainage.

05 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and

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approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

05 Reason: In the interests of highway safety.

06 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

06 Reason: In the interests of highway safety.

07 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- hard surfacing materials:
- planting plans:
 - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- existing and proposed finished levels or contours:
- car parking layout:
- other vehicle and pedestrian access and circulation areas:
- implementation programme:

07 Reason: To improve the appearance of the site in the interests of visual amenity.

08 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before occupation. Development shall be carried out in accordance with the approved details.

08 Reason: In the interests of the visual amenities of the area.

09 The recommendations as set out in the Peach Ecology Ecological Assessment dated 19th August 2016 should be adhered to

09 Reason: To protect and enhance to environment

10 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that all homes meet the equivalent of Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings

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10 Reason: To ensure a sustainable form of development consistent with the objectives of, The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

11 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the equivalent of Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

11 Reason: To ensure a sustainable form of development consistent with the objectives of, The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

12 The existing hedges and trees on the site shall be retained and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority

12 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

Informatives:

In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3, H3
Local Plan Part 1 - MRTA3, CP2, CP3 CP13
Local Plan Part 2 – DM1, DM2, DM16, DM17, DM18
Compton and Shawford Village Design Statement
SPD - High Quality Places

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays.

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Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk.

A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk