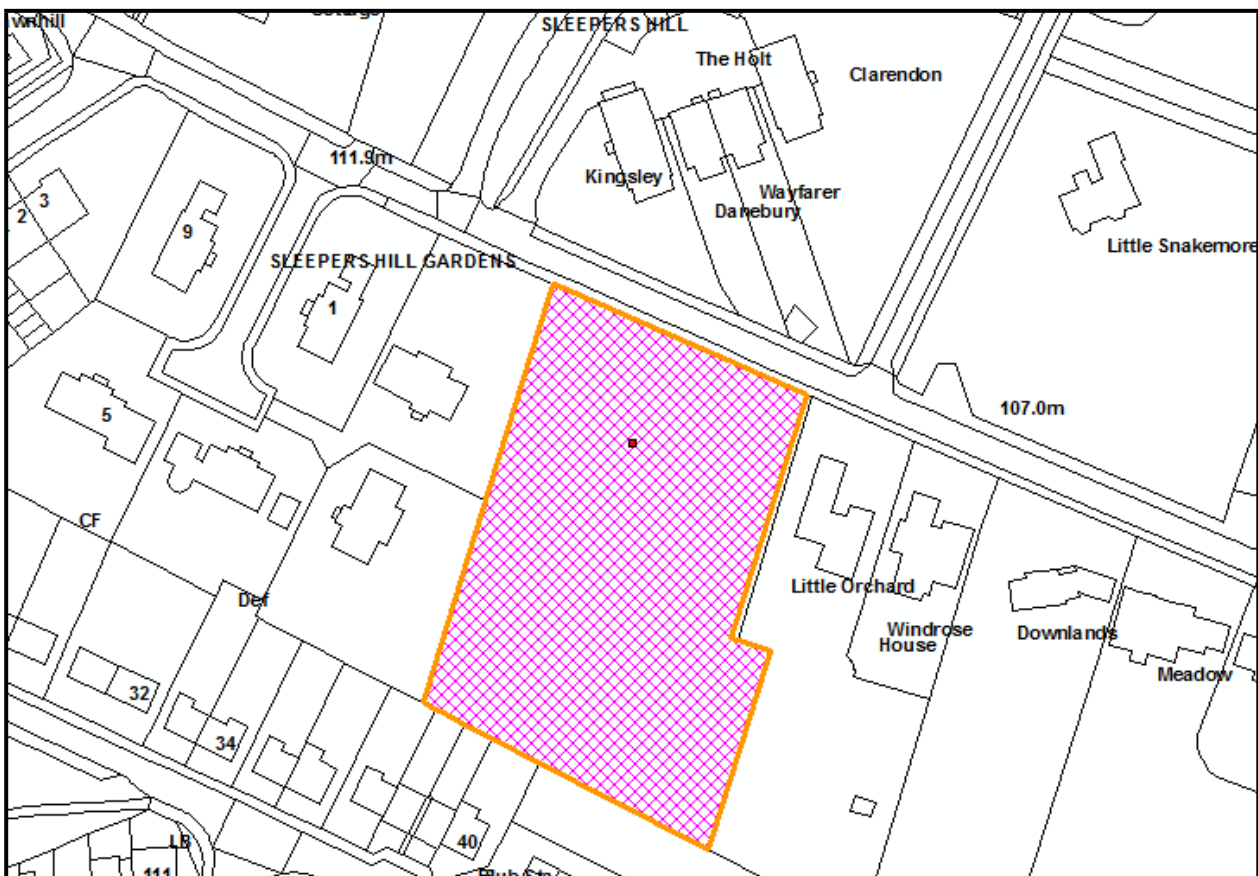


WINCHESTER CITY COUNCIL
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Case No: 18/01269/FUL
Proposal Description: The provision of 6 houses and associated works (4 semi-detached and 2 detached units) following planning permission 16/01490/FUL and 17/02457/FUL
Address: Chingri Khal Sleepers Hill Winchester Hampshire
Parish, or Ward if within Winchester City: St Paul
Applicants Name: Sleepers Hill (Winchester) Ltd.
Case Officer: Pat Aird
Date Valid: 24 May 2018
Recommendation: Permit



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General Comments

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P92EH0BPH6B00>

Application is reported to Committee due to the number of objections received 10.

Permission has been granted for 4 dwellings on the site (16/01490/FUL) and the committee has resolved to grant permission for 2 pairs of semi detached houses (4 dwellings) for the northern half of the site where 2 detached dwelling were previously permitted (17/02457). This application is for a further amendment to the existing schemes (which in total comprised 6 dwellings).

Amended plans received 21.09.2018 removing on window at first floor from the rear elevation of house on plot 5.

Site Description

Chingri Khal, was a detached dwelling which was situated on the southern side of Sleepers Hill, with a site area of approximately 0.48 hectares. The dwelling was located to the north of the plot which falls with a steep gradient towards the south. There is approximately 9m height difference between the north and south boundaries. The site has now been cleared.

There are mature trees and hedging on the west and east boundaries. On the northern boundary adjacent to the road is a group of beech trees forming a dense hedge protected by a Tree Preservation Order.

There are 2 accesses to the site, one on the east and one on the west.

To the west is Sleepers Hill Gardens fronted by traditional brick built houses . To the east is a detached house, Little Orchard, built of red brick in a large plot similar in size to that of Chingri Kahl. The land opposite has recently been redeveloped with 4 dwellings (The Holt) which are 2.5 storeys high, traditional in style and constructed of red brick with slate roofs. There is a wall and hedge approximately 3 metres high on the road boundary. To the south of the site is the Stanmore Estate with a row of terraced houses in Thurmond Crescent backing onto the west part of the shared boundary.

The wider surrounding area is characterised by mature trees and dwellings set within well landscaped plots.

Proposal

The application combines the two existing proposals for the site with some amendments. It is for 6 dwellings in approximately the same positions as those previously proposed with a central access serving them all instead of using the two existing accesses.

The garages for the two pairs of semi detached houses permitted at the front of the site
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will be in front of them instead of to the side, next to the road boundary but behind the existing beech hedge. These 4 houses will be slightly further forward than previously proposed but still on the same building line as the properties to the east and west. They will be essentially the same design as those proposed in application 17/02457/FUL albeit with a slightly different internal layout and minor changes to the elevations. As permitted they will be 2.5 storeys to the front and 3.5 storeys to the rear to address the slope of the site but are now proposed with a single small dormer at front and rear instead of roof lights. They will be constructed in faced brickwork with tile roofs and timber sash windows. The single storey element at the rear has been omitted and terraces are proposed at lower ground level.

The 2 houses permitted at the rear of the plot (16/01490/FUL) were to be contemporary in design and part single storey with flat sedum roofs and part two storey with mono pitched roofs. They were to be clad with untreated cedar left to weather naturally with large areas of glazing framed with metal cladding.

The 2 houses now proposed at the rear of the plot will be traditional two storey houses built of brick with tile roofs. They will be L shaped with integral garages in the front and bedrooms over.

The landscape scheme previously permitted has been altered to accommodate the amended access but is otherwise very similar. It includes additional planting to the rear boundary including a 3 m high evergreen hedge and trees.

Relevant Planning History

16/01490/FUL 2 detached dwellings at front and 2 detached dwelling s to rear permitted 24.04.17

17/02457 2 detached dwellings at front permitted under 16/01490/FUL into 4 semi detached 5 bed but retaining appearance and design (on similar building line to adjacent properties). Using existing access upgraded to private drive at rear with new access to the north east for dwellings at front. Pending approval (committee resolution 18.01.2018 to approve subject to completion of a S106 Agreement relating to affordable housing provision)

Consultations

Engineers: Drainage

Condition 11 required as no information submitted; not in flood plain and no risk of surface water flooding. Confirmation required from SW re foul water main access:

Engineers: Highways:

No objection subject to conditions 3 and 4; sufficient capacity in the highway network.

Head of Landscape:

Object: steep gradient at entrance not DDA compliant; front boundary treatment needs to be in character; removal of existing hedges would be detrimental to character

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Southern Water:

Position of water main to be determined on site; standard condition 11 and informatives 5 and 7 required.

Tree Officer

No objection subject to conditions 9 and 10.

Ecology

Boundary areas important for bat foraging; if land has become revegetated any translocated reptiles may recolonise; future management of reptiles needs to be addressed – condition 12

Representations:

City of Winchester Trust:

Increase in traffic needs to be taken into account; Relationship of roof to window and wall ill considered; noted that previous application not determined
10 letters of objection

- Overdevelopment and unsympathetic materials with greater mass at roof level which will be detrimental to the local area, the city as a whole and views from St Catherine's Hill and the outlook of existing properties
- Poor quality design does not reflect innovative character of Sleepers Hill
- 4 storey townhouses and elevational detailing inappropriate in suburban location
- Large plots but poor connection between living space and gardens
- Blank wall to garage facing street adverse impact on street scene
- Change in materials and loss of green roof impacts on views and 'green corridor'
- Introduction of more overlooking windows at ground and first floor
- Increase in traffic during construction and occupation
- Whilst single access point welcomed loss of refuse vehicle turning area and consequent kerbside collection a concern
- Delay in developing the site should not lead to approval of a poor quality scheme
- Amendments have not been justified in terms of the area's character and proposal is not 'similar' in many ways

Non planning

- Affects view from nearby residential property of St Catherine's Hill

Relevant Planning Policy:

Winchester District Local Plan Part 1

MTRA1, CP2, CP3, CP11, CP13, CP14, CP16, CP21

Winchester District Local Plan Part 2

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DM1, DM2, DM14, DM15, DM16, DM17, DM23

National Planning Policy Guidance/Statements:
National Planning Policy Framework 2018

Supplementary Planning Guidance
Sleepers Hill Local Area Design Statement (SHLADS)
High Quality Places

Planning Considerations

Principle of development

The site is located within the built up area of Winchester, where the principle of development for housing is generally considered acceptable. It therefore accords with Policy MTRA1 of the Winchester District Local Plan Part 1. In addition there is an extant permission for 4 houses on the site, including 2 houses in the same position at the rear of the site, (16/01490/FUL) and there is a resolution to grant permission for 4 houses at the front of the site to replace the 2 houses previously granted permission in this location (17/02457/FUL) and thus for 6 houses in total on the site the subject of this application.

The density of the scheme is 16 dwellings per hectare which is considered to be appropriate in this low density location. As such the proposal is in accordance with policy CP14 of the Winchester District Local Plan Part 1 and the Sleepers Hill Local Area Design Statement.

Policy CP2 of the Local Plan Part 1 requires the majority of 2 and 3 bed dwellings, unless local circumstances indicate an alternative approach should be taken. It has been accepted through the previous grant of planning permission that a flexible approach should be taken in Sleepers Hill which has traditionally been an area for large family houses set within a range of plot sizes.

This application is for a total of 6 dwellings. The National Planning Policy Framework has recently been re-issued and the threshold for affordable housing has been amended. Only major residential schemes (for 10 dwellings or more) are now required to make such provision. The threshold of 1,000 square metres no longer applies. As such there is no policy requirement for this (or the previous scheme 17/02457) to make an affordable housing contribution to comply with Policy CP3 of the Winchester District Local Plan Part 1.

Design/layout and Impact on the Surrounding Area

The site is relatively well screened from Sleepers Hill when approaching in either direction by the mature trees on the front and side boundaries therefore although the development would change the immediate character of the area permission has been granted for 4 houses on the site and there is a committee resolution which would to grant permission for a total of 6 dwellings in approximately the same positions on the site.

As with the previous schemes the proposed dwellings step down the slope to reflect the local topography. The main difference between this and those previous schemes is the
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design of the houses at the rear. The approved houses on this part of the plot were of a contemporary design which was intended to preserve views to the south from surrounding properties as they were part single storey and the sedum roofs were intended to reflect the green character of the southern end of the site. However, these roofs would not have been easily seen from any public view point.

The applicant now wishes to take a different approach and is proposing that these houses at the rear are more traditional in design and construction so the development as a whole has an internal consistency and is similar in character to other houses in the area, particularly the newer developments of The Holt and Sleepers Hill Gardens.

There is sufficient space between the back elevations of the houses at the rear (which are slightly further forward of the houses permitted at the rear by 16/01490/FUL) to retain the green corridor between Sleepers Hill and the Stanmore Estate with good quality landscaping (which will be required by condition) thus continuing to provide a visual reference to the pre-war edge of the Winchester.

The front of the site falls within Character Area 'C' of the SHLADS which consists of medium sized detached houses that are open to the road with a few large trees to the boundaries. The 4 dwellings on this part of the site will follow the established building line of Sleepers Hill and the SHLADS allows for higher density development within this character area. Whilst the majority of houses in the area are detached the introduction of semi detached dwellings has been accepted in the committee resolution to permit application 17/02457/FUL and there are examples of other semi detached properties in the vicinity in The Holt.

The design changes to these 4 houses at the front of the site are minimal. The dormer windows which will replace the roof lights are small and in keeping with the design as a whole and also are similar to those on the houses on the opposite side of the road in the new development of The Holt. The removal of the single storey element at the rear reduces the overall size of the footprint and is necessitated by the substitution of double bays at the rear for the glazed areas previously proposed.

The potential impact of the new garages at the front of the site with a blank elevation on to the road is mitigated by the slope of the land and the screening provided by the protected beech trees on the front boundary.

The gardens and terraces provide ample outside amenity space and are well connected to the dwellings they served.

It is therefore considered that the proposed development is of high quality design which accords with Policy CP13 of the Winchester District Local Plan, Policies DM15, 16 and 17 of the Winchester District Local Plan Part 2 and the SPDs.

Impact on Residential Amenity

Due to the distance between the proposed houses and the boundaries of the plot together with the existing and proposed screening the previous schemes were not considered to have an impact on the amenities of neighbouring properties as a result of loss of privacy, light or outlook.

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While there are now more windows proposed on the two properties at the rear, due to the existing and proposed planting there will be no significant loss of privacy to the neighbouring properties.

Landscape/Trees

The road proposed in the previous schemes required more excavation to achieve the constant gradient. This together with the non porous surface had greater potential to disturb the roots of the beech trees along the west boundary. The road now proposed will be 'no dig' construction and as it is in the centre of the site it leaves the ground under the trees as free draining gardens with the existing levels left undisturbed.

A tree report and method statement has been submitted with the application, which demonstrates that the trees on the northern boundary would be protected during construction and would not be threatened by the foundations of this development and conditions 9 and 10 which will secure this protection.

Highways/Parking

The Transport Statement which was submitted with the previous application for 6 dwellings on this site demonstrated that there is spare capacity in the road network to allow more development than the 5% increase set out in the SHLADS and as such there is no highway objection in principal to the proposal. The number of car parking spaces complies with adopted standards. The slope has no more implications for DDA compliance than the schemes approved.

Sustainability

The Government has announced (March 2015) updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. While Policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110 litres/day for water efficiency and the equivalent of Code level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice. As such given that this application proposes to meet these targets, this development is considered acceptable and complies with the current policy position on CfSH. Conditions 5 and 6 are proposed in order to secure these sustainability levels.

Drainage

The drainage engineer has no objection to the development and is of the view that the site can be suitably drained. Southern Water has raised no objection subject to a condition to ensure that the public water supply is protected during construction and completion, condition.

Impact on ecology

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The middle of the site has been cleared of all vegetation leaving only the trees that are to be retained on the boundaries which will be part of a wildlife corridor around the new dwellings. The reptile location has been undertaken and a further visit will be undertaken prior to construction.. Condition 12 will ensure that the remaining recommendations within the Ecology report are adhered to and potential recolonization by reptiles is managed.

Recommendation

Permit subject to the following conditions:

Conditions

01 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 (1) of the Town and Country Planning Act 1990 (as amended).

02 No development shall take place above slab level until details and samples of the materials to be used in the construction of the external surfaces of the development 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.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area to comply with Policy CP13 of the Winchester District Local Plan Part 1 and Policies DM15 and DM16 of the Local Plan Part 2.

03 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 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.

Reason: In the interests of highway safety to comply with Policy DM18 of the Local Plan Part 2.

04 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.

Reason: In the interests of highway safety to comply with Policy DM18 of the Local Plan Part 2.

05 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 to 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

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in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

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.

06 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 to 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.

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.

07 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C and E, of Schedule 2, Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: Any works to the scheme need to be carefully controlled given the proximity to the immediate neighbouring properties and the sensitivity of the site.

08 No development shall commence until full details of the lighting plan for the site have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that light pollution does not adversely affect the local bat population.

09 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 17261-AA-MW written by Barrell Tree Consultancy and the Tree Protection Plan supplied by Barrell Tree Consultancy ref: 17261-BT1 and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site and retained during construction.

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with 17261-AA-MW. Telephone 01962 848403.

Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement 17261-AA-MW.

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Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity to comply with Policy CP20 of the Winchester District Local Plan Part 1 and Policy DM15 of the Local Plan Part 2.

10 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity to comply with Policy CP20 of the Winchester District Local Plan Part 1 and Policy DM15 of the Local Plan Part 2.

11 Detailed proposals for the disposal of foul and surface water including a foul capacity check 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 development can begin.

Reason: To ensure satisfactory provision of foul and surface water drainage to comply with Policy CP13 of the Winchester District Local Plan Part 1 and Policy DM17 of the Local Plan Part 2.

12 No development shall take place until measures have been put in place to secure the mitigation and in particular the management of reptile recolonization after occupation as set out in Section 5.0 of the submitted Ecological Assessment written by Peach Ecology dated 24th September 2017 ref: 0055 issue 2..

Reason: To ensure the protection of existing ecology on site and to enhance the ecology to comply with Policy CP16 of the Winchester District Local Plan Part 1.

13 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees to comply with Policies CP13 and CP20 of the Winchester District Local Plan Part 1 and Policies DM15 and DM16 of the Local Plan Part 2.

14 . Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 Schedule 2 Part 1 Class and windows shall

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be installed in the rear (south) elevation of House 5 without the prior written consent of the Local Planning Authority.

Reason. To protect the residential amenities of adjacent residential properties to comply with Policy DM17 of the Winchester District Local Plan part 2.

15. The bathroom window on the rear elevation of House 5 shall be glazed with obscure glass and maintained in that condition.

Reason. To protect the residential amenities of adjacent residential properties to comply with Policy DM17 of the Winchester District Local Plan Part 2.

16. The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

Reason: For the avoidance of doubt and in the interests of proper planning and to ensure the appearance of the building is in keeping with this countryside location to comply with Policies MTRA4 and CP20 of the Winchester District Local Plan Part 1 and Policies DM15, DM16 and DM23 of the Winchester District Local Plan Part 2.

4010/1

4010/2E

4010/3C

4010/4

4010/5

4010/6

4010 8D

4010/9C

4010/10

4010/11

4010/12

4010/13

4010/14C

4010/15A

4010/16

TT.SHE.CHI.702

Reason: For the avoidance of doubt and in the interests of proper planning and to ensure the appearance of the buildings are is in keeping with the appearance of the area to comply with Policy CP13 of the Winchester District Local Plan Part 1 and Policies DM15 DM16 and DM17 of the Winchester District Local Plan Part 2.

Informatives:

1. 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.

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In this instance the applicant was updated of any issues during the course of the application.

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

Winchester District Local Plan Part 1 Policies DS1, MTRA1, CP2, CP3, CP11, CP13, CP14, CP16, CP21

Winchester Local Plan Part 2: Development Management and Site Allocations DM1, DM2, DM4, DM5, DM14, DM15, DM16, DM17, DM23

SPD - High Quality Places

Sleepers Hill Local Area Design Statement 2007

3. 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. 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.

4. 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.

5. 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.

6. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

> For further advice on this please refer the Construction Code of Practice <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

6. 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.

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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.

7. 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 above property. 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