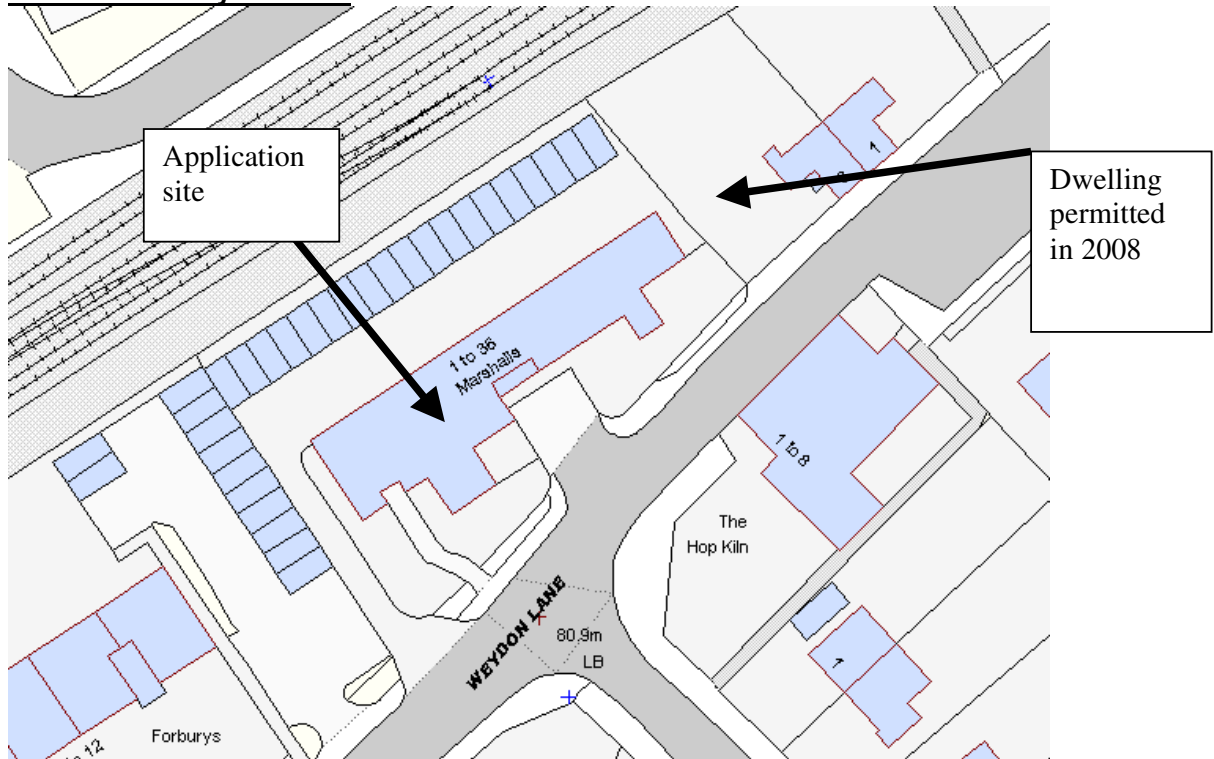


B1	WA/2010/0883 Mount Green Housing Association 27/05/2010	<u>Erection of 15 affordable housing units following          demolition of existing building at Marshalls,          Weydon Lane, Farnham          GU9 8QS</u>
	Public Notice Grid Reference:	Public Notice was posted E: 483565 N: 145935
	Town : Ward : Case Officer:	Farnham Farnham Firgrove Mrs H Hobbs
	8 Week Expiry Date Neighbour Notification Expiry Date RECOMMENDATION	26/08/2010 16/07/2010 That permission be GRANTED subject to a legal agreement

**Location or Layout Plan**



**Site Description**

Marshalls, a three storey building with the second floor in an asymmetric roof area built in the early 1980s, is situated on the north western side of Weydon Road to the south east of the railway line.



Aerial photograph

Marshalls was previously a Council owned temporary accommodation scheme for homeless people. The building consisted of:

- Ten self-contained bed-sits;
- A one-bedroom self-contained flat;
- A small office;
- Laundry room;
- Communal room.

The property is no longer required to accommodate homeless people.

Immediately to the east of Marshalls is a new two storey dwelling permitted in 2008. Beyond this is a pair of Victorian semi detached properties. To the west is a three storey housing block, Forburys, dating from the 1960s. Opposite the site is the Hop Kiln, which is a three storey residential conversion of a Victorian hop kiln, and is locally listed. To the north west is the railway line and parking is currently provided at the rear of the property with a side access.

### **Proposal**

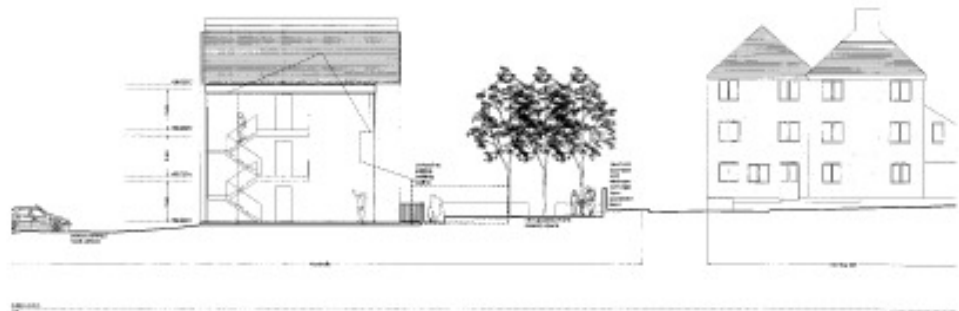
It is proposed to demolish the existing building which has a large monolithic cat slide roof. This dominates its street elevation and is of no particular architectural merit. The proposed building would be three storeys with a separate bin/bicycle store.

The design and access statement accompanying the application includes the following points:

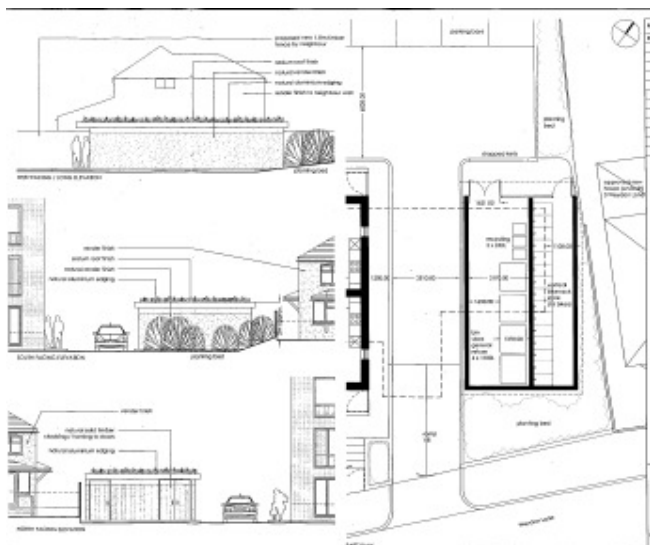
- Designed to respect scale, height and form of neighbouring buildings,
- Located in same position as existing building.

- Follows existing topography.
- Separation between flank wall and new dwelling to the east.
- No direct overlooking of Hop Kiln building.
- Amenity/landscaped area to the front.
- Follows general line of buildings in area.
- Propose local materials – timber/panelled windows, render, red brick and clay tiled roof.
- Propose pitched and double pitched roofs.
- Mass of building broken down by visually identifying the different uses within the building such as the glazed circulation area.
- Flat roof tops utilized for photovoltaic (PV) panels with other PV panels facing the railway.
- Concealed roof gutters and downpipes.
- Large wall openings with timber panelled windows reduce apparent scale.
- Flank windows obscurely glazed and fixed to prevent overlooking.
- Double glazing to reduce noise from trains.
- Accessible for wheelchairs.
- Play space to the front of the property within landscaped area.
- Parking on the basis of 1.5 spaces for each 2 bed unit and 1 space for the 1 bed units (total 20 spaces).
- Refuse and cycle storage with a combined secure single storey building to the east. This building has been designed to be as low as possible and will be planted with sedum, which will increase biodiversity and look attractive in the street scene.
- Cycle storage for 15 bicycles will be separated from bins by a solid wall.
- Four 1100 litre general refuse bins and three 240 litre recycling bins.
- Scheme designed to be largely self-policed with open area which can be observed by residents and low level lighting will be provided.





Cross section through proposed building showing the Hop Kiln



**Relevant Planning History**

WA84/0973	Consultation under Regulation 4. Erection of hostel comprising flats, 1 caretaker's flat and 32 garages, ( Details pursuant to WA83/997 )	Full Permission 09/08/1984
WA83/0997	Consultation under Regulation 10. Outline application for the erection of 10 flats, 1 caretaker's flat and 32 lock-up garages	Full Permission 11/08/1983
FAR79/62	32 garages	Full Permission 18/05/1962

## **Planning Policy Constraints**

Thames Basin Heathland SPA Buffer Zone  
Wealden Heaths I SPA 5km  
Potentially Contaminated land

## **Development Plan Policies and Proposals**

Policies D1, D3, D4, D13, D14, H5, H10, M2, M14 of the Waverley Borough Local Plan 2002.

## **Consultations and Town/Parish Council Comments**

Farnham Town Council – Where new development is proposed, more imaginative solutions must be found, to achieve higher density without undermining the character of the existing area. Small terraced houses should be retained. Higher density is possible in the area but careful consideration must be given to the effect of poorly located ancillary development. Bicycle stores and bin stores must be integrated sensitively into all new development and not allowed to result in harm to the character of the area. Similarly, careful consideration should be given to the position and form of car parking in flatted development.

County Highway Authority – recommend conditions

Council's Environmental Health Officer – see section on contamination below  
- Recommends conditions.

Council's Housing Enabling Officer – supports application for the following reasons:

- It presents a valuable opportunity to provide a mix of 15 high quality affordable homes in line with local housing need to which the Council will receive nomination rights.
- The site, located within an area of high housing need
- Redevelopment will demolish an empty property which was previously no longer meeting needs
- Any capital receipt secured can be reinvested in the Council's HRA and used to work towards meeting the Government's Decent Homes Standard in our own housing stock.

Thames Water Authority – no objection with regard to sewerage infrastructure – recommends informative relating to surface water drainage and ground water.

## **Representations**

2 letters of general observation received from The Pilgrims' Way Primary School and Farnham Society making the following points;

- Wish to ensure that safety of pupils is fully protected during the development. Many pupils walk past the site and there is concern about additional traffic including HGVs and workers' cars endangering

the children. Request conditions prohibiting vehicle movements during peak school travel periods (8.15 - 9am and 3 – 4 pm Mondays to Fridays).

- Request that workers' cars should be parked on site not on surrounding residential roads.
- The architects have given considerable thought to the appearance of this development and the three storey blocks reflect a particular type of Farnham architecture, that of maltings. Equally, they have avoided pastiche in that the building is clearly modern. Scheme is welcomed particularly as it will provide affordable housing.
- Concern about choice of walk-up apartments as use of communal areas for access can lead to problems so good management and maintenance essential.

### **Determining Issues**

- Principle of development
- Provision of affordable housing
- Design
- Impact on neighbours
- Access/parking (including construction phase)
- Sustainability issues
- Effect on SPA
- Planning Infrastructure contribution
- Contamination
- Landscaping/play area

### **Planning Considerations**

#### Principle of development

The site is located within the developed area of Farnham. The principle of redevelopment for residential purposes is acceptable in policy terms subject to detailed consideration of visual and residential amenity impact.

#### Provision of affordable housing

Provision of affordable housing is a key corporate priority. Policy H5 of the Local Plan seeks the provision of affordable housing in settlements. This scheme would provide 100% affordable units with a net gain of 4 units. The proposal reflects local housing need and is supported by the Council's Housing Enabling Officer.

The comments of the Farnham Society in relation to good management are noted. The chosen Housing Association, Mount Green, would be able to provide to provide tenants with a local landlord who has an existing management presence and stock in the Borough and this should ensure that the communal areas would not become an area of conflict, which is a concern of the Farnham Society.

## Design

The site is within the Firgrove area of Farnham, which is covered by the Farnham Design Statement. The site is within the Firgrove area, which is described as being a largely suburban area. The design guidance makes reference to the need to ensure that bicycle and bin stores are integrated sensitively and that careful consideration should be given to the position and form of parking for flatted development.

The proposed development replaces what is already a large building with accommodation on three floors. The maximum height of the proposed building would be 10.7m and only 0.8m higher than the existing but would be of a similar height to the Hop Kiln on the opposite side of the road. The building has been designed to respect the scale, height and form of the neighbouring buildings and the positioning of the building in the site would reduce its apparent scale and bulk. The building is considered to be an appropriately designed building to replace the existing.

There is a detached building on the northeast, which will provide bin and cycle storage. It would be only 2.5 m high and would have a sedum roof. It would be partially screened by the frontage wall and by planting and would not detract from the character and appearance of the area.

Parking for the development would be at the rear. A new access would be provided on the north eastern side of the site. The access would be separated from the nearest neighbour (the dwelling for which permission was granted in 2008) by the bin/cycle storage building. The parking would be adjacent to the railway and therefore would not dominate the street scene.

There would be a triangular area of amenity space separating the building from Weydon Lane and this would contain the play area. There would be a wall along the road frontage. The amenity space would provide an attractive frontage to the property and enhance the character and appearance of the area. The proposal is considered to be consistent with Policy D4 of the Local Plan and the Farnham Design Statement.

## Impact on neighbours

The new dwelling to the northeast has its main entrance on the side, which would be adjacent to the proposed bin/bicycle store. There would not be a material impact on the amenities of the occupiers of this dwelling by this building, which is set at a lower level than the house and would have a sedum roof. Windows on the side elevation of the proposed building would be obscurely glazed and fixed to avoid overlooking and an appropriate condition is recommended to cover this matter.

To the southeast is the Hop Kiln from which the new building would be separated by a distance of 18 m, which would be sufficient to avoid overlooking.

To the southeast is Forburys, a development of flats, which would be separated from the new building by an existing parking /turning area and some garages. There would be no impact on the occupiers of this accommodation.

#### Access/parking (including construction phase)

A new access is proposed to the southeast, which would replace the existing. The County Highway Authority has recommended appropriate conditions. 20 parking spaces, which meet the standards, would be provided at the area.

The Pilgrims' Way Primary School has expressed concern about the dangers for children walking to school from the additional traffic and deliveries associated with the construction. A method of construction condition is recommended which requires the developer to submit details of the hours of operation and an informative is including advising the applicant that movement to and from the site should be avoided between the hours of 8.15 a.m. and 9a.m. and 3a.m. and 4a.m. Mondays to Fridays. It is considered these arrangements should overcome the concerns identified by the school.

#### Sustainability issues

The application is accompanied by an energy feasibility report, which identifies the options for energy generation on the site. The preferred option is the use of photovoltaic panels and these are shown on the submitted plans. An appropriate condition is recommended to deal with this issue.

#### Effect on SPA

The site is within 5 km of the Thames Basin Heaths SPA. The applicant has agreed to enter into a Section 106 agreement to contribute towards SANGS in Farnham Park. This would provide sufficient mitigation for the proposal. Given this agreement, it is considered that the proposal would not cause a significant effect upon the integrity of the SPA.

#### Planning Infrastructure contribution

The site would provide 100% affordable accommodation and is not therefore subject to the Planning Infrastructure Tariff.

#### Contamination

Historical maps show a former gravel pit on site but the extent of the pit and whether or not it has been filled is unknown. The site is also in close proximity to the former Weydon Lane Landfill site. As potentially contaminative former uses are known at the site and a preliminary site assessment does not appear

to have been submitted with the application, standard contaminated land conditions are recommended in accordance with PPS23 due to the sensitive nature of the end use.

#### Landscaping/play area

The plans show a landscaped amenity area incorporating play space of 235 sq. m. in a triangle at the front of the building facing Weydon Lane. This land will not only provide an attractive setting for the building but would also be a safe play area. Conditions are recommended to ensure that the area is planted appropriately and that play equipment is provided.

#### Conclusion

The proposal would provide much needed affordable accommodation in Farnham. The building is of an appropriate design and scale for the site and replaces an existing three storey building. The amenities of the occupiers of neighbouring properties have been respected and the scheme is considered to comply with the Farnham Design Statement.

#### **Recommendation**

That subject to the applicant first entering into legal agreements by 24<sup>th</sup> August 2010 to secure

- Compliance with the Council's Avoidance Strategy for the Thames Basin Heaths SPA and
  - That all the residential accommodation will be affordable housing
- and subject to the applicant agreeing to pay the Council's legal costs, permission be GRANTED subject to the following conditions:

1. Condition  
No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the proposed ground levels of the site and proposed ground levels of the buildings hereby permitted. The development shall be carried out in strict accordance with the approved details.

##### Reason

In the interests of the character and appearance of the area and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

2. Condition  
No development shall take place until 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

In the interests of the character and appearance of the area and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

3. Condition

No development shall take place until samples of the materials to be used in the construction of the hard surface areas 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

In the interests of the character and appearance of the area and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition

No development shall take place until details of all proposed screen walls or fences, or other means of enclosure, have been submitted to and approved by the Local Planning Authority in writing and such walls or fences or means of enclosure as may be approved by the Local Planning Authority shall be erected prior to the occupation of any part of the development hereby approved, and thereafter be maintained.

Reason

In the interests of the character and appearance of the area and to safeguard the amenities of the occupiers of nearby residents and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

5. Condition

No development shall take place until a detailed landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The landscaping scheme, which shall include details for the proposed sedum roof for the proposed bin/bicycle shed, shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

In the interests of the character and appearance of the area and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

6. Condition  
The proposed photovoltaic panels shown on the plans hereby permitted shall be erected and operational prior to the first occupation of the development and shall be retained in working order unless an alternative scheme for the generation of on site energy has been submitted to the Local Planning Authority and agreed in writing.

Reason

In the interests of the character and appearance of the area and to ensure that the development is sustainable in accordance with Policies D1, D3 and D4 of the Waverley Borough Local Plan 2002.

7. Condition  
Before development commences, details of the proposed play equipment for the proposed play area shall be submitted to and approved in writing by the Local Planning Authority. The play equipment, once approved, shall be installed in accordance with the approved scheme within 3 months of the first occupation of any of the residential units and maintained in a safe condition.

Reason

In the interests of the amenities of the occupiers of the proposed development and the character and appearance of the area and to accord with Policies D1, D4 and H10 of the Waverley Borough Local Plan 2002.

8. Condition  
The proposed windows on the northeast elevation of the building shall be obscurely glazed and fixed unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of the amenities of the occupiers of the neighbouring property and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

9. Condition  
An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates in the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s)

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11"

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with Policy D1 of the Waverley Borough Local Plan 2002.

#### 10. Condition

A detailed remediation scheme to bring the site to a conditions suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with Policy D1 of the Waverley Borough Local Plan 2002.

#### 11. Condition

The approved remediation scheme must be carried out in accordance with its terms prior to commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be

given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS 23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with Policy D1 of the Waverley Borough Local Plan 2002.

12. Condition

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with Policy D1 of the Waverley Borough Local Plan 2002.

13. Condition

Before any other operations are commenced the proposed vehicular access Weydon Lane shall be designed and constructed and provided with pedestrian visibility zones of 2 metres back from the carriageway edge by 2 metres from the sides of the access and vehicle visibility zones of 2.4 metres back from the carriageway edge by 59 metres to the nearside edge of the carriageway in both directions and tactile paving at the pedestrian crossing points across the proposed access all in accordance with a revised scheme to be submitted to and approved

in writing by the Local Planning Authority after consultation with the Highway Authority, all to be permanently retained and the vehicle visibility zones shall be kept permanently clear of any obstruction between 0.6 metres and 2.0 metres high above the ground.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with policy M2 (Movement Implications) of the Waverley Borough Local Plan 2002.

14. Condition

Before the development is occupied the existing access to Weydon Lane shall be permanently closed and any kerbs, verge, footway, fully reinstated by the applicant, in a manner to be agreed in writing with the Local Planning Authority after consultation with the Highway Authority.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with policy M2 (Movement Implications) of the Waverley Borough Local Plan 2002.

15. Condition

No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked. The parking area shall be used and retained exclusively for its designated purpose.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with policies M14 (car parking standards) and M2 (Movement Implications) of the Waverley Borough Local Plan 2002.

16. Condition

No development shall start until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) measures to prevent materials from the site damaging or soiling the highway surface
- (e) hours of operation for movement of site personnel and deliveries and removals to and from the site

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with policy M2 (Movement Implications) of the Waverley Borough Local Plan 2002.

17. Condition

No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for a minimum 15 bicycles to be parked. The bicycle parking area shall be used and retained exclusively for its designated purpose.

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with policy M2 (Movement Implications) of the Waverley Borough Local Plan 2002.

18. Condition

Before the development is occupied the proposed bin storage area shall be provided in the location shown on the approved plan. The refuse storage area shall be used and retained exclusively for its designated purpose

Reason

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with policy M2 (Movement Implications) of the Waverley Borough Local Plan 2002.

19. Condition

The plan numbers to which this permission relates are 08187\_P\_001, 002, 003, 005, 006, 007, 019, 020, 021, 022,023, 029, 030, 031, 032, 033, 034, 060 and 061. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

In order that the development is built in accordance with the approved plans and to accord with Policies D1, D3, D4, D13, D14, H5, H10, M2 and M14 of the Waverley Borough Local Plan 2002.

## SUMMARY OF REASONS FOR GRANTING PERMISSION

The development hereby approved has been assessed against the following Development Plan policies: Policies D1, D3, D4, D13, D14, H5, H10, M2 and M14 of the Waverley Borough Local Plan 2002 and material considerations, including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest.

### **Informatives**

"IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.

On 6 April 2008 a new fee was introduced by the Town and Country Planning (Fees of Applications and Deemed Applications) (Amendment) (England) Regulations 2008. This fee relates to requests to discharge a condition on a planning consent. The fee payable is £85.00 or a reduced rate of £25.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.

Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.

The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority Local Transportation Service before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Transportation Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense. (Note: It is preferable where possible to arrange for the adjacent highway to be included in the area edged red on the application when Circular 11/95 provides that conditions may be suitable to control this).

The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever

possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

Thames Water advice that with regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. The reason for this is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water advise that with regard to water supply, this comes within the are covered by the South East Water Company. For your information the address to write to is - South East Water Company, 3 Church Road, Haywards Heath, West Sussex, RH16 3NY. Tel: 0144 448200.

The applicant is advised that the method of construction statement should take into account the concerns of the local primary school that no HGV vehicles or site personnel should be entering or leaving the site between 8.15 and 9 and 3 and 4 Mondays to Fridays when children will be walking to school.