

PLANNING COMMITTEE – 6 DECEMBER 2021

Application No:	21/02009/RMAM (MAJOR)	
Proposal:	Application for approval of reserved matters following outline approval 20/02410/OUTM for a replacement facility.	
Location:	Seven Hills, Quibells Lane, Newark On Trent, NG24 2FE	
Applicant:	Mr Kevin Shutt - Newark & Sherwood District Council	
Agent:	Mr Andrew Hardcastle - Lungfish Architects	
Registered:	16 September 2021	Target: 16 December 2021
Link to application documents:	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QZHDRQLBHF800	

The Site

The site contains temporary living accommodation located within the urban area of Newark approximately 1km north of the town centre. The site forms part of the Housing Site 2 (Policy NUA/Ho/2) allocation within the Allocations and Management DPD.

The site is accessed to the south of Quibells Lane and contains a car park adjacent to its frontage. A warden's house is located adjacent to the car park area and the community centre/temporary accommodation predominantly consisting of a single story linear building, which wraps around the site to form a circular shape. Two mature trees are located adjacent to the site frontage and a wooded area is located to the rear of the site. A courtyard area within which pedestrian access to all of the accommodation is provided is within the central courtyard area of the site.

A public right of way runs along the eastern boundary of the site and connects to Hatchets Lane to the south. The rear gardens of residential properties located along Wolsey Road back onto this right of way. Residential properties along Hatchets Lane including those currently under construction under application no 21/00249/S73 are located to the south. Grassed areas/fields are located to the north and west of the site with the East Coast Mainline located approximately 60 metres to the south west of the site. An earth bund is located along the east boundary of the site. A freight business is also located at the bottom of Quibells Lane to the west of the site.

In accordance with Environment Agency flood zone mapping the majority of the site is located in Flood Zone 2.

Relevant Planning History

21/01902/DEM Notification for Prior Approval for demolition of the existing Seven Hills Community Centre and associated ancillary buildings – prior approval required and granted 06.10.2021

21/SCR/00007 Screening opinion on 21/01902/DEM Notification for Prior Approval for demolition of the existing Seven Hills Community Centre and associated ancillary buildings – EIA not required 13.09.2021

20/02410/OUTM Demolition of all existing buildings and replacement with new facility. To include 20 temporary accommodation units, and 1 communal building. Access to be relocated and footpath to be improved – permission 15.06.2021

01891483 Accommodation for homeless – 30 bedsits, warden house, stores and communal facilities – permission 08.01.1990

01880968 Erection of 42 houses, garages and associated engineering works – permission 08.03.1989

0181259 Housing development – permission 09.06.1981

The Proposal

The application seeks reserved matters consent for all remaining matters including appearance, landscaping, layout and scale for the erection of a replacement temporary living accommodation facility for the homeless. This is pursuant to outline consent (application no 20/02410/OUTM) approved in June 2021 with all matters reserved apart from access for the demolition of the existing temporary accommodation comprising 29 units (some of which have already been decommissioned) and replacement with a new facility comprising 20 units over two blocks and 1 communal building. The proposed demolition is also subject of a separate prior approval application granted in October 2020. It is understood that demolition are programmed to take place at the end of November 2021.

The communal building would be single storey and contain an entrance lobby, office, meeting room, community room, laundry/kitchen facility and storage.

Block 1 would consists of two flexible accommodation blocks that would vary from one, two three or four bedrooms, dependent upon need within the single storey element, plus ten single bed flats in the two storey element of the block. These may also be used in a flexible manner, with internal doors giving the option of two-bedroom accommodation if both floors are required to be utilised by one family group. Block 2 would be single storey and consist of 8 family spaces with flexible accommodation of one to three bedrooms.

The access to the site would be repositioned further to the west of the site via Quibells Lane. 8 car parking spaced are proposed including 2 electric vehicle charging points. A communal cycle shelter for 5 bicycles is also proposed. A communal bin store would be provided centrally within the site. An outdoor play are for children would also be located in the communal courtyard.

The three buildings would be constructed in a mix of brick, render and timber effect cladding, concrete roof tiles and photovoltaic panels.

The hours of opening for the community facility are intended to be from 09:00 to 17:30 Monday to Friday. Emergency staff attendance maybe required out of hours and weekends to facilitate short notice movement of the homeless into the residential buildings, but it is not envisaged this would be a regular occurrence.

The following plans and documents have been submitted with the application:

- 6001 S1 P01 Site Location Plan 1:1250
- 6000 S1 P01 Existing Site Plan
- 0001 S2 P12 Proposed Site Plan
- 0002 S2 P09 Residential Block 1
- 0003 S2 P10 Residential Block 2
- 0004 S2 P04 Community Building
- Oakmoor Orange Brick Product Specification
- Oakmoor Cream Brick Product Specification
- Roof Tile Specification – Russell Grampian
- 100548_01_000_01 Preliminary Access Design
- Arboricultural Impact Assessment, Method Statement and Tree Protection Plan November 2020
- 21111-01 Tree Survey & Constraints Plan
- 21111-02 Tree Protection Plan Phase 1 Demolition
- 21111-03 Tree Protection Plan Phase 2 Site Set Up
- 21111-04 Tree Protection Plan Phase 2 Construction Phase
- MR21-115/101 Rev A Soft Landscape Specification
- MR21-115/103 Rev A Kerbs and Site Furniture
- Landscaping and Grounds Maintenance Management Plan 28/09/2021
- Statement in Support of Reserved Matters Application 03/09/2021
- Refuse Collection Statement
- Preliminary Ecological Appraisal Report November 2020
- Bat Survey Results 08/06/2021
- Noise Assessment 28th September 2021
- External Lighting Data Sheet 22.09.2021
- Demolition Method Statement 24/08/2021
- Construction Phase Health, Safety and Environmental Plan 27/08/2021
- Flood Risk Assessment November 2020
- NSH227-CHG-EX-XX-DP-C-0103 Rev C02 Proposed Civils Details
- 100548_01_0500_01 P01 Proposed Drainage Strategy
- Micro Drainage Calculations 06/10/2021
- Car Parking Supporting Statement
- CIL Form

Departure/Public Advertisement Procedure

Occupiers of 33 properties have been individually notified by letter.

A site notice was posted and an advert printed in the local newspaper.

Planning Policy Framework

The Development Plan

Newark and Sherwood Amended Core Strategy DPD (Adopted March 2019)

Spatial Policy 1 Settlement Hierarchy
Spatial Policy 2 Spatial Distribution of Growth
Spatial Policy 6 Infrastructure for Growth
Spatial Policy 7 Sustainable Transport
Spatial Policy 8 Protecting and Promoting Leisure and Community Facilities
Core Policy 1 Affordable Housing Provision
Core Policy 3 Housing Mix, Type, and Density
Core Policy 9 Sustainable Design
Core Policy 10 Climate Change
Core Policy 12 Biodiversity and Green Infrastructure
NAP1 Newark Urban Area

Allocations and Development Management DPD (Adopted July 2013)

Policy DM1 Development within Settlements Central to Delivering the Spatial Strategy
Policy DM2 Development on Allocated Sites
Policy DM5 Design
Policy DM7 Biodiversity and Green Infrastructure
Policy DM10 Pollution and Hazardous Materials
Policy DM12 Presumption in Favour of Sustainable Development
Policy NUA/Ho/2 Newark Urban Area – Housing Site 2

Other Material Planning Considerations

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)
NSDC Parking Standards SPD (2021)

Consultations

Newark Town Council: No Objection, the landscaping was welcomed and the applicant congratulated.

Environment Agency: No comment.

Severn Trent Water: No objection.

Trent Valley Internal Drainage Board: Standard comments.

NCC Lead Local Flood Authority (LLFA): No objection.

NCC Highways: No objection subject to conditions relating to access design, surface water, closure of existing access and provision of new driveway and parking areas.

NCC Public Rights Of Way: no objection.

NSDC Environmental Health Officer: no comment.

NSDC Tree Officer: No objection subject to conditions relating to the protection of trees and the implementation of the landscape scheme.

NSDC Archaeology Advisor: No objection.

No letters of representation have been received from local residents/interested parties.

Comments of the Business Manager

Principle of Development

Outline planning consent was approved in June 2021 for this development. As such the principle of the development including the demolition of the existing buildings on site, is now established through the granting of the outline consent. Only reserved matters including details of appearance, landscaping, layout and scale of the development proposed are open for consideration. An assessment of the reserved matters against site specific policies is set out below.

Impact on Visual Amenity Including Impact on the Setting of the Public Right of Way

Core Policy 9 requires new development proposals to demonstrate a high standard of sustainable design that both protects and enhances the natural environment. Policy DM5 requires the local distinctiveness of the District's landscape and character of built form to be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development. The NPPF supports development that makes efficient use of land, taking into account a number of factors including the identified need for different types of housing and the importance of securing well-designed, attractive and healthy places.

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The outline submission confirmed that the existing facility experienced issues in relation to security and construction quality including lack of privacy, natural light and facilities within the individual units. The proposed plan would comprise a more legible entrance area, the opening up of the adjacent footpath to improve security, a resident's hub and two block of accommodation units which can be adapted to meet need at the time.

The proposed plan shows that the proposed buildings would largely be located on the footprint of the buildings to be demolished. The height of the proposed buildings is also considered acceptable. The detailed layout, scale, appearance and landscaping proposed results in a development that would improve the current design and public realm of the site resulting in an acceptable impact upon visual amenity. The proposals would include improvements to the existing public right of way that lies to the east of the application in the form of improved surveillance, lighting and surfacing (and the submitted details are also considered acceptable as proposed with regards to the requirements of Condition 12 of the outline consent). The proposal would comply with Policy NUA/Ho/2 of the allocation policy which requires the provision of an appropriate landscaping scheme to screen the site. Overall, the submitted details are considered acceptable and in compliance with Core Policy 9 and Policy DM5 of the DPD.

Impact on Residential Amenity

Policy DM5 of the DPD states that development proposals should ensure no unacceptable reduction in amenity including overbearing impacts and loss of privacy upon neighbouring development. The NPPF promotes 'an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions'.

The application site is located in a mixed-use area close to a railway line and freight business. As such, noise sources at the proposed development site consist of road traffic along A46, trains and nearby freight business. Condition 11 of the outline consent required the submission of an up to date Noise Assessment which any subsequent reserved matters submission. The up to date Noise Assessment (dated 28th September 2021) confirms that no specific noise is directly attributable to the freight businesses and the dominant noise sources are road traffic and rail traffic when passing close by.

The worst case night time noise level recorded at the existing site (free field) as a LAFmax, value of 67 dB LAFmax was identified (facing towards the railway and A46). However, with mitigation through the installation of standard double glazing and standard trickle vents, the internal noise levels are estimated to be reduced. With mitigation on the most effected elevations, there is a predicted internal daytime noise level of 33dB LAeq,16hr for 4/12/4 standard double glazed door together with 1 x standard trickle vent meets the BS8233 criterion of ≤ 35 dB(A) for daytime with a safety margin of 2dB. There is a predicted internal nighttime noise level of 22dB LAeq,16hr for 4/12/4 standard double glazing together with 1 x standard trickle vent meets the BS8233 criterion of ≤ 30 dB(A) for nighttime with a safety margin of 8dB.

The outline committee report stated the following:

'With windows open, internal LAeq and LAmix noise levels during the day and night time within some of the habitable rooms (those that may face towards the railway) may exceed the recommended target levels when trains pass. The inability for some of future occupants to open some of their windows without experiencing higher than recommended noise levels is a negative factor to be considered albeit Paragraph 6 (Ref ID: 30-006-20190722) of NPPG states that a suitable alternative means of ventilation is likely to be necessary if the proposed mitigation relies on windows being kept closed most of the time. It does not state that use of such mitigation would be unacceptable in principle. I therefore have no reason to doubt that the proposed vents would not work effectively to minimise the need to open windows in any event. This is regardless of whether or not the frequency of trains increase in the future.

I note the proposed units would be located in a similar position to the existing units and the redevelopment of the site would hopefully result in an improvement to the noise levels experienced by existing occupiers. I also note that the nature of the accommodation is temporary and as such, the noise levels experienced would be temporary.

In addition, the BS8233 Guidelines states:

"In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs

can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited”.

The noise level in the courtyard is calculated to be 47dB LAeq,16hr which meets the BS8233 criterion of 55dB for outdoor living areas. There is an earth bund some 2.5-3m high to the west of the existing units, which would also be retained to offer partial acoustic protection.

The Environmental Health Officer raises no objection to the application on this basis and it is not considered that the layout of the proposed development would give rise to unacceptable noise levels for future occupants subject to a condition requiring the mitigation measures set out in the updated noise survey.

The illustrative Site Plan shows that adequate separation distances between the existing and proposed dwellings are achievable so as to ensure no unacceptable overlooking or overbearing impacts.

Overall, the proposal would have no unacceptable impacts upon the amenity of future occupiers of the proposed accommodation or dwellings adjacent to the application site in accordance with the Policy DM5 of the Allocations and Development Management DPD.

Impact on Flood Risk and Drainage

Core Policy 10 requires development to be adequately drained and Policy DM5 relates to flood risk and water management. The NPPF states when determining planning applications the Local Planning Authority should ensure flood risk is not increased elsewhere. It is stated that decision makers should only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the sequential test and if required the Exception Test, unless there are overriding reasons to prefer a different location and development is appropriately flood resilient and resistant. The site is located within flood zone 2 and the principle of the proposed development in this regard was accepted at outline stage. Condition 9 of the outline consent also required development to take place in accordance with the submitted flood risk assessment which recommends that finished floor levels are set at least 150mm above external levels to minimise the risk of flooding. Providing the mitigation measures discussed are implemented, it is considered that the risk of flooding to the site and adjacent land would be minimal.

In addition, Condition 8 of the outline consent requires the submission of a detailed surface water drainage scheme. A Proposed Drainage Strategy has been submitted with the reserved matters application and it the Lead Local Flood Authority (LLFA) raise no objection to the application on this basis. Surface water management from hardstanding is currently via a network of gullies and drains which are likely to drain to a nearby surface water sewer or soakaway. It is proposed that drainage be improved as part of the redevelopment scheme. It is intended that a swale would be installed to intercept exceedance rainfall in addition to the provision of a surface water attenuation area and use of permeable block paving.

Overall, I am satisfied that the proposed development would not result in any increased flood risk and would pro-actively manage surface water in accordance with the requirements of Policy DM5 and Core Policy 9.

Impact on Highways

Spatial Policy 7 indicates that development proposals should be appropriate for the highway network in terms of the volume and nature of traffic generated and ensure the safety, convenience and free flow of traffic using the highway are not adversely affected; and that appropriate parking provision is provided. Policy DM5 of the DPD requires the provision of safe access to new development and appropriate parking provision.

Access and egress to and from the site is via Quibell's Lane. The proposal seeks to alter the position of the existing access further to the east adjacent to the front boundary of the site. Details of access were agreed at outline stage. Amended plans have been submitted during the lifetime of the application to amend the pedestrian access to align with the pedestrian access proposed at outline stage. In addition, a 2 metre wide brick paved route across car park to emphasise pedestrian crossing has been added to reduce potential pedestrian/vehicular conflict within the site. This is particularly important as the applicant explains in the Car Parking Supporting Statement that "Due to the type of accommodation on site, the occupiers of the site generally are not car owners during their stay in the complex. The occupiers generally make full use of the local transport links and local facilities. The occupiers do tend to walk or make use of bicycles".

It is noted that the off-street parking proposed for this facility has been reduced in from the indicative 11 spaces shown on in the outline consent to 9 along with secure cycle storage for each unit in the reserved matters application. On querying the reason for the reduction, the Agent confirmed that *'the outline planning application car park layout was designed prior to a car parking study for the site being completed. The revised car park layout with provision of 8 spaces takes in to account the findings of the car park study which was carried out and found that there was no requirement for 11 spaces. The car park study was carried out by the NSDC development manager in consultation with the site accommodation manager in July 2021'*.

The Highways Officer raise no objection to the proposal as it is not envisaged that the proposal would compromise highway safety subject to a condition relating to access design.

Overall, I am satisfied that the proposed access and parking arrangements would meet the requirements of Policy NUA/Ho/2 and would not result in any adverse impact upon highway safety in accordance with Spatial Policy 7 of the Core Strategy.

Impact on Ecology and Trees

Core Policy 12 of the Core Strategy seeks to secure development that maximises the opportunities to conserve, enhance and restore biodiversity. Policy DM5 of the DPD states that natural features of importance within or adjacent to development sites should, wherever possible, be protected and enhanced. Paragraph 118 of the NPPF includes that opportunities to incorporate biodiversity in and around developments should be encouraged.

A Bat Survey (including bat emergence and dawn re-entry survey) was undertaken was undertaken in May 2021 which found no evidence of bats within the buildings proposed for demolition. As such, the reserved matters application includes condition 7 (as recommended in the survey) requiring a scheme of ecological enhancements including 08.06.2021) and includes a requirement for precautionary measures, the provision of bird and bat boxes at appropriate points within the site and the preparation of a lighting scheme. These requirements are shown on the submitted

hard and soft landscaping and lighting schemes and are considered acceptable as proposed alongside confirmation that these measure would be implemented either prior to occupation of the development/in the first planting season following the commencement of development.

The submitted Tree Survey identifies a total of 30 individual trees, 1 tree group and 4 hedgerows. The woodland to the south of the site would be retained. The proposed development would require the removal of 3 category C trees with some minor pruning back of the hedgerow (adjacent to the public right of way) proposed to allow for passive surveillance. The Tree Survey states that the tree losses are considered to be a very minor within the context of the site with no significant loss of arboricultural value or public amenity expected. Details pursuant to the requirements of conditions 4 (tree protection) and 5 (hard and soft landscape scheme) of the outline consent have been submitted with the reserved matters application. A generous level of additional tree and hedgerow planting is proposed which is considered to compensate for the loss of the 3 trees. The Tree Officer raises no objection to the planning application on this basis.

Overall it is considered that subject to conditions, no adverse ecology impacts or tree loss impacts without appropriate mitigation would result from the proposal in accordance with Core Policy 12 and Policies DM5 and DM7 of the DPD.

Conclusion

Given the site is both allocated as part of the policy NUA/Ho/2 and benefits from extant outline consent, the principle of redeveloping the site is accepted in principle. The proposed reserved matters details are acceptable as proposed. Subject to conditions, it is recommended that reserved matters consent is approved.

RECOMMENDATION

That reserved matters approval is granted subject to the conditions and reasons shown below.

Conditions

01

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans and documents, references:

- 6001 S1 P01 Site Location Plan 1:1250
- 0001 S2 P12 Proposed Site Plan
- 0002 S2 P09 Residential Block 1
- 0003 S2 P10 Residential Block 2
- 0004 S2 P04 Community Building
- MR21-115/102 Rev A Hard Landscape Specification
- MR21-115/1-3 Rev A Kerbs and Site Furniture
- Landscaping and Grounds Maintenance Management Plan 28/09/2021
- External Lighting Data Sheet 22.09.2021
- NSH227-CHG-EX-XX-DP-C-0103 Rev C02 Proposed Civils Details
- 100548_01_0500_01 P01 Proposed Drainage Strategy
- Micro Drainage Calculations 06/10/2021

- Email confirming timescale for compliance with Condition 7 of application no 20/02410/OUTM dated 23.11.2021

Reason: So as to define this approval.

02

All works/development shall be carried out in full accordance with the approved arboricultural method statement and tree/hedgerow protection scheme as shown on Drawings Nos 21111-02 Tree Protection Plan Phase 1 Demolition, 21111-03 Tree Protection Plan Phase 2 Site Set Up and 21111-04 Tree Protection Plan Phase 2 Construction Phase.

Reason: To protect trees in the interests of visual amenity and biodiversity.

03

The approved soft landscaping (as shown on Drawing No MR21-115/101 Rev A Soft Landscape Specification) shall be completed during the first planting season following the first occupation of the development, or such longer period as may be agreed in writing by the local planning authority. Any trees/shrubs which, within a period of seven years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the local planning authority. All tree, shrub and hedge planting shall be carried out in accordance with BS 3936 -1992 Part 1-Nursery Stock-Specifications for Trees and Shrubs and Part 4 1984-Specifications for Forestry Trees ; BS4043-1989 Transplanting Root-balled Trees; BS4428-1989 Code of Practice for General Landscape Operations. The approved hard landscaping scheme shall be completed prior to first occupation or use.

Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity.

04

The development hereby permitted shall be constructed entirely of the materials details submitted as part of the planning application which include:

- Oakmoor Orange Brick Product Specification
- Oakmoor Cream Brick Product Specification
- Roof Tile Specification – Russell Grampian

Reason: In the interests of visual amenity and the setting of heritage assets.

05

The development hereby permitted shall take place in full accordance with the mitigation measures including the glazing and ventilation recommendations set out in paragraphs 7.6 and 8.1 of the submitted 'Noise Assessment by Acute Acoustics Ltd. Date 28th September 2021.

Reason: In the interests of residential amenity.

06

No part of the development hereby permitted shall be brought into use until the driveway and any parking or turning areas as shown on the plan ref. 0001 S2 P12 Proposed Site Plan are provided and surfaced in a hard-bound material (not loose gravel) for a minimum of 8.0 metres behind the Highway boundary. The surfaced driveway and any parking or turning areas shall then be maintained in such hard-bound material for the life of the development and these areas shall not be used for any purpose other than the parking/turning/loading and unloading of vehicles.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.) and to ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.

Note to Applicant

01

The applicant is advised that conditions attached to the outline consent remain relevant and may require an application for formal discharge. The applicant's attention is also drawn to those conditions on the decision notice, which should also be discharged before the development is commenced. It should be noted that if they are not appropriately dealt with the development may be unauthorised.

Detail pursuant to the requirements of pre commencement Conditions 4 (tree protection), 5 (hard and soft landscaping), 7 (ecological enhancement) 8 (drainage), 11 (up to date noise survey) and 12 (PROW details) have been submitted as part of the reserved matters application. The submitted details are considered acceptable as proposed. Provided that the development is implemented in accordance with the approved details, the requirements of these conditions are discharged.

02

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk/cil/

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

03

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accord Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

04

The development makes it necessary to construct a vehicular crossing over a footway/verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Agent, Via East Midlands to arrange for these works to be carried out. Email: licences@viaem.co.uk Tel. 0300 500 8080 and further information at:

<https://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities>

05

Foul is proposed to connect into the public sewer, which will be subject to a formal section 106 sewer connection approval. Surface water is proposed to connect into the public sewer, which will be subject to a formal section 106 sewer connection approval. Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative other sustainable methods should also be explored. If these are found unsuitable, satisfactory evidence will need to be submitted, before a discharge to the public sewerage system is considered.

Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. If the applicant proposes to divert the sewer, the applicant will be required to make a formal application to the Company under Section 185 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: **0800 707 6600**).

BACKGROUND PAPERS

Application case file.

For further information, please contact Helen Marriott on extension 5793

Lisa Hughes
Business Manager – Planning Development

Committee Plan - 21/02009/RMAM

