

PLANNING APPLICATION REPORT

REF NO: P/161/22/PL

LOCATION: Land adjacent to Sefter School House
Sefter Road
Bognor Regis
PO21 3EE

PROPOSAL: Variation of condition 13 imposed under P/116/19/OUT relating to the rewording of the condition.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes to vary condition 13 to specify that part 4 of the condition (verification report) is to be approved in writing by the Local Planning Authority prior to occupation of the approved dwellings as opposed to prior to commencement.
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RELEVANT SITE HISTORY

P/129/22/DOC	Approval of details reserved by condition imposed under ref P/116/19/OUT relating to Condition No 13 - contamination.	DOC Part Approved 13-09-22
P/58/22/DOC	Approval of details reserved by condition imposed under P/116/19/OUT relating to condition 13-risk associated with contamination of site.	DOC Part Approved 16-06-22
P/147/21/RES	Approval of reserved matters following P/116/19/OUT for 4 No semi detached 3 bed & 2 No detached 4-bed dwellings with associated access, parking & gardens (resubmission following P/111/21/RES). This site is in CIL Zone 5 and is CIL Liable as new dwellings.	ApproveConditionally 05-01-22
P/116/19/OUT	Outline application with all matters reserved, except for access, for the erection of 4 No. semi-detached 3-bedroom houses & 2 No. detached 4-bedroom houses with associated access, parking & gardens. This application is a Departure from the Development Plan.	App Cond with S106 01-10-20

Outline permission was granted in October 2019 under ref P/116/19/OUT and then reserved matters consent was approved in January 2022 (P/147/21/RES). Condition 13 of the outline permission stated:

"Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

1. A Preliminary Risk Assessment which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways, and receptors; and potentially unacceptable risks arising from contamination at the site.
2. A Site Investigation Scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. Based on the Site Investigation Scheme and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A Verification Report providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority."

This condition has already been part discharged through refs P/58/22/DOC and P/129/22/DOC. The outstanding part is no. 4 (the verification report) which must be approved prior to commencement.

REPRESENTATIONS

Pagham Parish Council object stating that the condition should be retained in its original form as it obliged the developer to ensure there was no remaining contamination at the site prior to commencement, which was considered far more appropriate.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. This will be considered in the conclusions.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC ENVIRONMENTAL HEALTH - state no objection to the proposed variation.

COMMENTS ON CONSULTATION RESPONSES:

Noted.

POLICY CONTEXT

Designations applicable to site:

Outside Built Up Area Boundary;
Strategic Gap between settlements (Bognor Regis and Chichester);
Pagham Harbour Zone B;
2km of Pagham Harbour SSSI;
2km of Bognor Reef SSSI;
Sefter Farm Waste Consultation Area;
CIL Zone 5;
Flood Zone 1; and
Part Future Flood Zone 3.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

QEDM4 QE DM4 Contaminated Land

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

There is no current Pagham Neighbourhood Plan to consider as the emerging Plan was withdrawn in September 2020.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

There is no conflict with Arun Local Plan policy QE DM4.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

- (2) in dealing with an application for planning permission the authority shall have regard to -
- (a) the provisions of the development plan, so far as material to the application,
 - (aza) a post examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE:

The site benefits from outline and reserved matters permissions for a development of 6 dwellings. This application relates solely to the wording of the contamination condition and so it is only necessary to assess the application against the relevant contamination policy.

The application states the justification for this proposal is that the condition requires that the verification scheme be provided once the remediation works have been completed but also prior to commencement. Therefore, there is conflict with the wording as it is not possible to commence the remediation strategy until the whole of the condition has been discharged.

CONTAMINATION:

Arun Local Plan (ALP) policy QE DM4 states prior to any development, the council will require evidence to show that unacceptable risk from contamination will be successfully addressed through remediation without undue environmental impact during and following the development. In particular, the developer shall carry out an adequate investigation to inform a risk assessment to determine whether the land in question is already affected by contamination through indirect pollutant linkages and how those linkages are represented in a conceptual model. It goes on to say where an agreed remediation scheme includes future monitoring and maintenance schemes, the costs of ongoing maintenance are the responsibility of the landowner.

Paragraph 183 of the NPPF states planning decisions should ensure that:

- (a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).
- (b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- (c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

The comments of the Parish Council are noted but it is material that the Council's Environmental Health officer has not objected, and that the ALP policy does not explicitly require a verification report prior to commencement so there is no conflict with the policy. Furthermore, there is clearly a conflict within the wording of the condition in that the developer has to remediate the site prior to verification but cannot commence any works (including remediation) until the verification report has been agreed.

CONDITIONS:

The approved development has not yet been implemented but three of the previous conditions imposed on P/116/19/OUT have already been discharged in full and are now relevant only as far as they relate to details approved by the relevant DOC references. In addition, as the reserved matters has already been submitted (and approved), condition 1 is no longer relevant. It has therefore been necessary to delete condition 1 and then amend previous conditions 2 (now 1), 13 (now 12), 14 (now 13) and 15 (now 14). No new conditions are proposed.

SUMMARY:

The proposed amendment to the condition is not in conflict with any development plan policies and will not lead to any harm to human health. As per the NPPF, para 11(c), development proposals that accord with an up-to-date development plan should be approved without delay. It is therefore recommended that this section 73 planning application be granted subject to the following updated conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun either before the expiration of 5 years from the decision date of the first outline permission (01 January 2020), or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 The Local Planning Authority shall be informed in writing immediately of any items or archaeological interest unearthed during the building operation and given a reasonable opportunity for an examination of the artefact and the site where it was found.

Reason: To enable items of archaeological interest to be recorded in accordance with the policy HER DM6 of the Arun Local Plan.

- 3 A minimum of 14 days' notice of the commencement date of development shall be given in writing to the Local Planning Authority.

Reason: To enable the nominated archaeological organisation to be notified in advance of the development commencing in accordance with policy HER DM6 of the Arun Local Plan.

- 4 A period of time shall be agreed with the Local Planning Authority for the carrying out of a detailed archaeological survey of the existing structure before it is altered or demolished.

Reason: The structure is potentially of archaeological importance and must be recorded before alteration or demolition in accordance with policy HER DM6 of the Arun Local Plan.

- 5 The Developer shall afford access at all times to an archaeological organisation/archaeologists nominated by the Local Planning Authority, and shall allow them to observe the excavations and record archaeological evidence that may be uncovered as a result of the development.

Reason: The site is potentially of archaeological interest in accordance with policy HER DM6 of the Arun Local Plan.

- 6 No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: The site is of archaeological significance in accordance with Arun Local Plan Policy HER DM6.

- 7 The development hereby approved shall be carried out in accordance with the following approved plans insofar as they relate to the matters being approved by the application:

- Location Plan 2019/26/02
- Block/Site Layout Plan 2019/26/01 Rev A (approved in so far as it relates to access)
- Proposed Site Access Arrangements 01
- Proposed Site Access Visibility Splay 02
- Proposed Site Access TR02
- Proposed Site Access TR03
- Proposed Site Access TR04

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with relevant policies of the Arun Local Plan.

- 8 Prior to commencement of development, the preservation of the soil on site (to include bringing top and sub soil back onto the site post-decontamination and incorporating the soil into the soft planting and tree/hedge planting) must be undertaken in accordance with the mitigation measures set out in the following document:

- Site Investigation-Land adjacent to Sefter School House (undertaken by Constructive

Evaluation, dated 03/02/2020)

Reason: To ensure that soils of high grade agricultural land are preserved as a resource, in accordance with policy SO DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that soils are preserved prior to construction works commencing.

- 9 No construction activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no noisy working activities on Sunday or Bank Holidays.

Reason: To protect the amenity of local residents in accordance with the NPPF and policy QE SP1 and QE DM1 of the Arun Local Plan.

- 10 The use of the access shall not commence until visibility splays of 2.4 x 94m and 2.4 x 120m have been provided at the proposed site vehicular access onto Sefter Road in accordance with plans and details submitted to the Local Planning Authority. The splays shall be maintained and kept free of all obstructions over a height of 0.6m above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of highways safety, in accordance with the NPPF and policies T SP1 and T DM1 of the Arun Local Plan.

- 11 The use of the proposed access shall not commence until the existing access has been closed off in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highways safety, to accord with the NPPF and policies T SP1 and T DM1 of the Arun Local Plan.

- 12 The use of the car parking space(s) shall not commence until the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highways safety, to accord with the NPPF and policies T SP1 and T DM1 of the Arun Local Plan.

- 13 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any construction works.

- 14 The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses;

or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

- 15 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

- 16 The development shall proceed in full accordance with the foul drainage scheme as approved through application ref P/15/22/DOC on 07/04/22 and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 17 The development shall proceed in full accordance with the contamination reports submitted to discharge the following listed requirements and approved by P/58/22/DOC (on 16/06/22) and P/129/22/DOC (on 13/09/22):

1. A Preliminary Risk Assessment which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

2. A Site Investigation Scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. Based on the Site Investigation Scheme and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Prior to occupation of any part of the dwellings, the following component 4 shall be submitted to and approved in writing by the Local Planning Authority:

4. A Verification Report providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents and future occupants of the dwelling in accordance with Policy QE DM4 of the Arun Local Plan.

- 18 The development shall proceed in full accordance with the Construction Management Plan as approved through application ref P/15/22/DOC on 07/04/22. The approved Plan shall be implemented and adhered to throughout the entire construction period.

Reason: To protect the amenity of local residents, water quality and local ecology, in accordance with Policies QE SP1, QE DM1, QE DM2, QE DM3, QE DM4, W SP1, W DM1, ENV DM2 and ENV DM5 of the Adopted Arun Local Plan.

- 19 All activity at the site is to be carried out in strict accordance with the Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement" (ref AR4094, 31/01/22) as approved by P/15/22/DOC on 07/04/22.

Reason: To ensure adequate protection of trees and hedgerows on or near the site, in the interests of amenity and local wildlife, and in accordance with policy ENV 4 of the Arun Local Plan.

- 20 No external lighting shall be installed until details have been submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, fully assessed by a competent individual when operational to ensure no light creep / bleed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area / the environment and wildlife / local residents from light pollution, in accordance with legislation, the NPPF and policies D SP1, D DM1, LAN DM1, ENV DM5, QE SP1 and QE DM2 of the Arun Local Plan.

- 21 Prior to commencement of development, a buffer strip (of 5m) with protective fencing around the existing hedging must be installed and maintained in situ for the duration of the construction works.

Reason: To protect local wildlife and protected species, in accordance with the relevant legislation and policy ENV DM5 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to ensure adequate protection of wildlife and protected species is in place prior to commencing any construction works.

- 22 Prior to commencement of development, a buffer strip (of 5m) with protective fencing around the existing watercourse/ditch bank on site must be installed and maintained in situ for the duration of the construction works. If any works need to take place in this area a full Mitigation Strategy to protect water voles will be required to be submitted to and approved in writing by the Local Planning Authority before such works commence.

Reason: To protect local wildlife and protected species, in accordance with the relevant legislation and policy ENV DM5 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to ensure adequate protection of wildlife and protected species is in place prior to commencing any construction works.

- 23 Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

Reason: To protect local wildlife and protected species, in accordance with the relevant legislation and policy ENV DM5 of the Arun Local Plan.

- 24 The biodiversity enhancements set out in the EIA (prepared by Lizard, dated 18/12/19) and the Biodiversity Enhancement Statement (prepared by E Lawrence Planning, received 07/08/2020) must be implemented. Further information (to include an annotated site plan showing siting, scale and nature of proposed biodiversity enhancement measures) will be required to be submitted to and approved by the Local Planning Authority at reserved matters stage.

Reason: To ensure the proposals would result in a Net Biodiversity Gain, in accordance with the Environment Bill and policy ENV DM5 of the Arun Local Plan.

- 25 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 26 INFORMATIVE: Section 278 Agreement of the 1980 Highways Act - Works within the Highway The Local Highways Authority (LHA) advises the applicant to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant should note that it is an offence to undertake any works within the highway prior to the agreement being in place.

- 27 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on

stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here:

<https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

- 28 INFORMATIVE: Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens. The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.
- 29 INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement (dated 16th January 2020) relating to a financial contribution of £5,226 towards the Pagham Harbour Access Management Mitigation Measures.
- 30 INFORMATIVE: 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. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

BACKGROUND PAPERS

[The documents relating to this application can be viewed on the Arun District Council website by going to https://www.arun.gov.uk/weekly-lists and entering the application reference or directly by clicking on this link.](https://www.arun.gov.uk/weekly-lists)

P/161/22/PL - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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