

DELEGATED OFFICER REPORT

Application Ref: F/23/95140

Site Address: MONKS LAKE, GRANGE ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FF

Case Officer: Rebecca Altman

Description: Construction of two-storey detached dwelling and garage with associated landscaping and courtyard parking area, after demolition of existing dwelling and garage.

Particular Site Constraints?	Yes ☒	No ☐
• Countryside • Settlement gap • Netley Abbey Conservation Area • Close to listed buildings • Protected trees on site • Surface water flood risk on north side of site		

Planning History?	Yes ☒	No ☐
• C/29576/003/00 – relief of condition 1 of previous permission to enable continued use of annex by family members and visitors – permitted 13/10/2000 • C/29576/002/00 – change of use of garage for residential accommodation – permitted 11/06/1997 • Z/29576/001/00 – change of use of domestic garage to residential accommodation – temporary permission 01/03/1988 • Z/29576/000/00 – two storey rear extension – permitted 27/07/1987 Adjacent housing developments: • F/21/92098 – Land adjacent to The Hermitage – 9 dwellings – permitted 27/05/2022 • O/16/78014 – Land north of Grange Road – outline permission for 89 dwellings – permitted 08/01/2018; RM/19/86186 - reserved matters - permitted 10/02/2020 • C/10/66734 – Abbots Way, Fountains Park – replacement dwelling – permitted 21/05/2010		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None received.		
Parish Council:	No objection.		
Tree Officer:	No objection. There are a number of trees on site some of which are subject to TPOs and others that are protected due to the location within a Conservation Area. Some small trees are proposed to be removed but this is not considered significant. The submitted report demonstrates that all other existing trees can be protected and retained. The recommendations of the report must be adhered to, which can be secured by condition.		
Landscape Officer:	No objection. The landscape proposals are acceptable.		
Heritage consultant:	No objection. The proposal represents a good piece of modern architecture within a landscape setting and is vastly superior to the existing building on the site.		

HCC Archaeologist:	No objection. The site is located on the periphery of the historic precinct of the medieval Netley Abbey and within a wider area of archaeological potential. The submitted Desk Based Assessment highlights that although the remains of a projected course of Netley Abbey precinct moat might extend within the site, previous developments (including the existing house) are likely to have significantly compromised the archaeological potential. The report findings are supported and there is no requirement for any archaeological conditions.
Urban Design Officer:	No objection. The scheme has positively evolved following pre-application discussions. The contemporary approach to the design and choice of materials is acceptable in principle and the scheme has been significantly improved with a well thought out landscape scheme. The proposed garage is considered acceptable, although consideration could be given to a green roof. Overall, the scheme presents a good example of how contemporary design can take advantage of the existing landscape and use contemporary materials to further blend in with its context.
HCC Flood Authority:	No comments to make. General advice provided to the applicant.
Ecologist:	Further comments following receipt of updated Ecology Report: The updated report includes the results of 3 bat emergence surveys, which determined that bats were present on site. The report sets out suitable mitigation. Original comments: The site lies within a great crested new impact risk zone, and there are records of bats, stag beetles, hedgehogs and breeding swifts nearby. The Ecology Assessment states that the house and garden have moderate bat roost potential and that two emergence surveys are required. The result of the surveys are needed before the application is determined. The pond has poor suitability for great crested newts. A CEMP will be required to ensure the pond and landscape features are protected during development. This should include precautionary working methods to protect hedgehogs and beetles. Landscape and biodiversity enhancements are appropriate and will enrich biodiversity of the site and surroundings. External lighting should be minimised and directed downwards away from boundary vegetation and the pond (as recommended in the report). The surface water drainage strategy is appropriate, which includes rainwater collection from the house and garage with overflow into a vegetation swale and rain garden. A package treatment plant is proposed for foul drainage to replace an existing cess pit.
HCC Highway Authority:	No objection. There is no increase in dwelling numbers, so no predicted increase in vehicle trips. Adequate parking and turning space is provided on site.

Southern Water	Updated comments following discussion with the applicant: The Environment Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation. Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Long term maintenance of SuDS needed. Original comments: Notes the presence of public foul sewerage network in close vicinity of the site. Private wastewater treatment works would not be supported. A formal connection to the public sewer is required from Southern Water. Long term maintenance of the SuDS system will be required.
Environmental Health Officer – contaminated land	Verbal confirmation that standard contaminated land conditions required due to proximity to former landfill site.

Site Visit:	Yes ☒	No ☐
Details: 8 June 2023. Photographs on file.		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies S5, S6, DM1, DM2, DM6, DM8, DM11, DM14 and DM26. Supplementary Planning Documents: Quality Places SPD Residential Parking Standards SPD

Assessment:
<u>Site and proposal</u> The application site lies to the north of Grange Road in Netley, within the Netley Abbey Conservation Area. The site is occupied by a two-storey 1950's house, detached garage and separate single-storey annex. The site comprises part of Fishpond to the north and is surrounded by mature trees. All of the trees on the site are protected either by Tree Preservation Orders or by virtue of the Conservation Area location. The surrounding area is currently characterised by low density dwellings in large, landscaped plots to the north, west and south, and an open field to the east. However, the field to the east and a former paddock to the south are both subject to planning permissions for housing development, which over time will increase the development density of the wider area. The site lies within the countryside and settlement gap. As well as being located in a Conservation Area, there are a number of nearby heritage assets including Netley Abbey Scheduled Ancient Monument and Church of Edward the Confessor listed building to the

south-west, and Netley Grange listed building to the north-east. There is some surface water flood risk on the north side of the site.

The proposal is for a replacement 4-bedroom dwelling and garage after demolition of existing. There is an annex building to the south of the dwelling which would be retained. The new dwelling and garage and retained annex would be linked with a new wall surrounding a landscaped courtyard. Access would remain from Grange Road, via an access road shared with the neighbouring property The Hermitage.

Principle of the proposal

The application site lies within the countryside and the settlement gap between Netley and Southampton. Policies S5 and DM26 support proposals for replacement dwellings in the countryside provided that they would not be disproportionate in size to the existing dwelling and neighbouring properties, and that the new dwelling would be on the same footprint as existing unless benefits arise from an alternative location.

The proposed new dwelling would be on a similar footprint to existing, but with a different orientation. The existing dwelling is orientated with its front and rear elevations facing roughly north/south, whereas the new dwelling would be angled so that its main elevations would face north-west and south-east. The main reason for the reorientation is to make the most of the north-west outlook towards the pond to the rear, which is considered to be a benefit of the new design. The new dwelling would be slightly larger than existing, with a floor area of 213m² compared to the existing 192m². The new garage would also be slightly larger, at 96m² compared to 87m². However, this increase in floorspace on the site is not considered to be significant and the development would remain of an appropriate scale in relation to the existing site and surrounding development, in accordance with Policy DM26.

Regarding the settlement gap, Policy S6 states that development will be permitted provided that it would not undermine the physical extent and/or visual separation of settlements, and would not have an urbanising effect. Although the new dwelling and garage would not be constructed on the exact footprint of existing buildings, they would remain within the built up part of the site and would therefore not undermine the physical separation of settlements or have an unacceptable urbanising effect. The land to the rear of the new dwelling leading down to the lake would comprise a soft mown lawn, maintaining the openness of this part of the site.

Design and impact on heritage assets

The proposed dwelling would be of a contemporary design with a minimalist material palette comprising white rendered walls and slim aluminium profiled windows and doors. The rear of the dwelling has been designed to maximise the outlook towards the lake with large glazed doors leading out from the kitchen / dining space at ground floor level and a terrace at first floor level. To the front of the dwelling, a new wall would be constructed to link the dwelling with the new garage and retained annex and to create an enclosed courtyard space. The space within the courtyard would comprise a mix of hard surfacing for vehicle access and formal landscaping.

The Netley Abbey Conservation Area Appraisal states that new developments should retain the spacious character of plots and use materials that are traditional to the area. Following pre-application discussions, the applicant has provided further information to justify the proposed materials, noting that there are various examples of rendered buildings within the wider area, and that the use of render would create a sculptural appearance that is hard to achieve with brick or stone. The Council's Urban Design Officer has commented that the materials have been carefully considered and are appropriate for their purpose.

Overall, the proposal is considered to represent a high quality, contemporary design with a well considered landscape scheme, which would enhance the site and surroundings. The

proposal is considered to preserve and enhance the Conservation Area and would not impact on other nearby heritage assets due to the separation distances between buildings and intervening landscaping.

An Archaeological Report has also been provided and the Hampshire Archaeologist has confirmed that there is unlikely to be archaeological potential beneath the site and there is no requirement for conditions.

Accessibility and space standards

Policies DM29 and DM30 require new residential dwellings to be constructed to appropriate space standards (as per the Nationally Described Space Standards), and to meet specific requirements for accessibility.

In terms of space standards, the 3-bedroom dwelling would have a floor area of approximately 280m², which exceeds the minimum floor areas set out in the NDSS. In terms of access standards, Policy DM29 requires new dwellings to meet Part M4(1) of the building regulations and preferably also Part M4(2) which relates to accessible and adaptable dwellings. In this case, the dwelling has been designed to be adaptable to future needs, with a space for an internal lift included and a downstairs bathroom that could be converted to an accessible wet room. The proposal has therefore been designed to meet the policy requirements.

Residential amenity

The dwelling would provide a good level of internal space and would have extensive landscaped grounds providing a good quality of living environment for future residents.

There are no existing neighbours close enough to the site to be directly impacted by loss of outlook, light or privacy from the proposed dwelling. There is new housing being constructed to the east of the site, but this new housing has been designed to have a good level of separation from the boundary with Monks Lake. The side elevation of the new dwelling at Monks Lake would be around 30m away from the rear elevation of the nearest new dwelling to the east and no first floor windows are proposed on the eastern elevation to prevent overlooking. Although the proposed new garage would be located very close to the eastern site boundary, it would be a modest height structure of around 3.5m with a flat roof, and due to the presence of boundary vegetation, it is not considered that this garage would adversely impact on the amenity of future residents to the east.

Access and parking

There would be no change to the existing access arrangements, which are via a shared drive from Grange Road. As the proposal would not result in any additional dwellings on site, there is not predicted to be any increase in vehicle movements, and adequate parking and turning space would be provided on site, with parking provided within a new garage and the front courtyard.

Ecology and tree impact

An Ecological Appraisal was submitted with the application, which confirmed that the existing house and garden has moderate bat roost potential and that two further bat emergence/re-entry surveys would be required. These further surveys have since been carried out and determined that there are bats present within the site and main dwelling. The updated report sets out mitigation measures including the removal of roof features by hand, provision of bat features within the new dwelling and appropriate external lighting design. The Council's Ecologist is satisfied with the updated report and the recommendations can be conditioned.

In terms of other protected species, it has been confirmed that the pond on the north side of the site is stocked with carp and used by waterfowl and has poor suitability for great

crested newts. However, it will be necessary to ensure that the pond and other landscape features are protected during construction works, and protection measures can be incorporated as part of a Construction Environmental Management Plan.

The proposal also includes measures for enhancing biodiversity of the site, including swift bricks/boxes, bee bricks and bird boxes, along with new native trees, a wildlife pond, rain garden, orchard, woodland garden and wildlife garden. The Council's Ecologist considers these proposals to be appropriate.

With regard to trees, the submitted Arboricultural Report demonstrates that the existing significant trees can be protected and retained. A small number of trees are proposed to be removed, but the Council's Tree Officer has confirmed that these are relatively small and not considered significant in the wider context. Subject to adhering to the recommendations of the Arboricultural Report, the proposed development is not considered to have a harmful impact on trees.

Drainage

The applicant is proposing a package treatment plant for foul sewage disposal and Southern Water initially objected to this element. However, following further discussion between Southern Water and the applicant, Southern Water has confirmed no objection but has advised that the applicant will need to liaise with the Environment Agency (an informative will be included on the decision notice).

For surface water drainage, the measures include roof rainwater collection from the house and garage with overflow into a vegetated swale and a rain garden, which is considered appropriate for the site.

Contaminated land

The site is located near to a former landfill site (Westwood Nature Reserve), and the Council's Contaminated Land Officer has verbally recommended standard conditions to assess and determine the need for any necessary mitigation.

Impact on European protected sites

Natural England has identified that new residential development has the potential to adversely impact on European protected sites through increased recreational pressure and increased nutrient loading without appropriate mitigation.

In this case, as the proposed development is for a replacement dwelling with the same number of bedrooms as existing, there would be no increase in the level of occupation on the site and therefore no greater risk of impacts on protected areas from recreational pressure or nutrient loading. Therefore no mitigation is required.

Climate Change

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material

consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use.

In this case, the proposed new dwelling would incorporate a number of measures to increase energy efficiency and reduce the effects of overheating. This includes the provision of a deep overhang above the large glazed doors to provide solar shading, provision of a flat roof to allow for solar panels, and thermal mass walls on the south facing elevation to regulate the internal temperature. Such measures are considered appropriate and in accordance with the climate change objectives, and maximum water usage can be conditioned in accordance with Policy DM2.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion: The proposed replacement dwelling is of a high quality design and would preserve and enhance the character and appearance of the Netley Abbey Conservation Area. Subject to suitable mitigation as secured by condition, the development would not result in any harm to trees, protected species or habitats and appropriate drainage would be provided. The proposal would not adversely impact on neighbouring residents and would provide a good standard of living environment for future occupants. The proposal accords with the relevant policies of the Local Plan.

Recommendation:

PERMIT ☒

REFUSE ☐

Conditions

1. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be implemented in accordance with the following plans numbered:

- A001 Rev. P02 (Location Plan)
- SOVA0000 x 4 (Existing Main House elevations)
- SOVA0000 x 4 (Existing Garage elevations)
- SOVA Monks Lake TOPO Rev. A x 2 (Topographical Survey)

- A100 Rev. P02 (Proposed Site Plan)
- A101 Rev. P02 (Proposed Ground Floor Plan)
- A102 Rev. P02 (Proposed First Floor Plan)
- A103 Rev. P02 (Proposed Elevations south-east and north-west)
- A104 Rev. P02 (Proposed Elevations north-east and south-west)
- A105 Rev. P02 (Proposed Section)
- A202 Rev. P02 (Proposed Garage Elevations)
- 003 (Landscaping Plan)
- Drainage Strategy rev. P01

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development, including demolition, shall take place until the following has been submitted to, and approved in writing by the Local Planning Authority:

- a) Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land;
- b) A site investigation report, documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study;
- c) A detailed site specific scheme for remedial works, and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed, and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Investigations, assessments and reports are to be undertaken by a competent person and should comply with UK Land contamination risk management (LCRM) national guidance, including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665 unless otherwise agreed with the LPA.

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 off site receptors, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

4. The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition A(c) that any remediation scheme required and approved under the provisions of condition A(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation).

Unless agreed in writing with the LPA such verification shall accord with UK Land contamination risk management (LCRM) national guidance, and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information,
- b. a description of the remediation objectives and remedial works carried out
- c. verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
- d. Certificates demonstrating that imported and / or material left in situ is free from contamination, and gas / vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition A(c)”

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 off site receptors, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

5. No development, including demolition, shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:
 - a) Methods of construction works;
 - b) The arrangements for deliveries associated with all construction works;
 - c) Location of temporary site buildings, compounds, construction material and plant storage areas;
 - d) Measures to minimise dust, noise and vibration;
 - e) Measures to ensure dirt is not transferred onto the highway from the site;
 - f) Measures to ensure that the pond and existing landscape features are protected during development in accordance with the principles set out in Section 5.0 of the Ecological Appraisal (Peach Ecology, 19 April 2023);
 - g) Precautionary working methods to protect hedgehogs and stag beetles.

Construction work shall only take place in accordance with the approved CEMP.

Reason: In the interest of amenity and to protect ecological features and habitats, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

6. The development shall be carried out in accordance with the materials details set out in the Design and Access Statement (Lama Architects, April 2023), unless alternative materials are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a high quality design and appearance, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

7. The development shall be carried out in accordance with the recommendations of the approved Arboricultural Impact Assessment and Method Statement (Plane Arboriculture Ltd, 16 March 2023, ref. AIAMS23-1003). No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within Appendix 4 of the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the works and may only be modified subject to written agreement from the Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

8. a) The landscaping scheme shall be carried out in accordance with Plan ref. 003, (unless alternative details are first submitted to and approved in writing by the Local Planning Authority), within the first planting season following occupation of the development or completion of the development (whichever is sooner), and shall thereafter be retained.
b) If, within a period of 10 years after planting, any tree or plant is removed, dies or becomes in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its consent to any variation.

Reason: To ensure a high quality development and enhance biodiversity, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

9. The development shall be carried out in accordance with the recommendations set out in Section 5.0 of the Ecological Assessment (Peach Ecology, 5 July 2023, ref. 0582 Issue 03), unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure no adverse impacts on protected species and habitats and to enhance the biodiversity of the site in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

10. The drainage system shall be implemented in accordance with the details set out on the Drainage Strategy Plan rev. P01, unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory drainage in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

11. Prior to first occupation of the development, details for the long term maintenance of the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The drainage system shall thereafter be maintained in accordance with the approved details.

Reason: To ensure the long term effectiveness of the drainage system, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

12. Prior to the first occupation of the approved development, supporting information to confirm the predicted internal mains water consumption will achieve a maximum level of 110 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To achieve water efficiency requirements in the interest of environmental sustainability, in accordance with Policy DM2 of the Eastleigh Borough Local Plan 2016-2036.

13. Prior to the occupation of the dwelling hereby approved, evidence that it complies with Part M4(2) standard (Accessible and adaptable dwellings) of the building regulations for new build residential development (or future equivalent), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development meets higher national access standards in accordance with policy DM29 of the Eastleigh Borough Local Plan 2016-2036.

14. The garage hereby approved shall only be used for the purpose of parking private motor vehicles and ancillary domestic storage in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: To ensure the adequate provision of on site parking and to protect the amenity of the area, in accordance with Policies DM1 and DM14 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: Further information regarding surface water drainage techniques can be found on the following website:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

If any works are proposed to an ordinary watercourse, prior consent of the Lead Local Flood Authority is required. Please refer to:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/changewatercourse>

Note to applicant: Southern Water would require a formal application for a connection to the public foul sewer to be made. Please visit Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk/> and read the New Connections Charging Arrangements documents available at: <https://www.southernwater.co.uk/help-advice/connection-charging-arrangements>

Note to applicant: The applicant is advised to consult the Environment Agency directly regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation.