

Development Control Committee 2nd December 2019 - addendum for Item 4:

Application Number: CC/0043/19

Title: Application for proposed demolition of the existing outdated Sports Hall and construction of a playing area in its place; construction of a new two-storey Sports Hall adjacent to the south of the new playing area; construction of a new five classroom single storey Teaching Block; extension to Multi-Use Games Area; and new Coach Access and Car and Coach Park and drop-off zone.

Site Location: The Misbourne School
Misbourne Drive
Great Missenden

Applicant: Buckinghamshire County Council

Since the publication of the report, the following additional consultation responses have been received

The County Lead Local Flood Authority has considered the additional information submitted referred to in paragraph 17.2 of the committee report and now has no objection subject to the following conditions:

Condition 1

No works other than demolition for the proposed teaching block shall begin until a surface water drainage scheme for the site based on infiltration rate testing in accordance with BRE 365 in the location of proposed infiltration devices has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: The reason for this pre-construction condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

Condition 2

No works other than demolition for the proposed sports hall, extension to Multi-Use Games Area; and new Coach Access and Car and Coach Park and drop-off zone shall begin until a surface water drainage scheme for the site based on infiltration rate testing in accordance with BRE 365 in the location of proposed infiltration

devices has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: The reason for this pre-construction condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

Condition 3

Prior to the occupation of the development a whole-life maintenance plan for the site must be submitted to and approved in writing by the Local Planning Authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance. The plan shall also include as-built drawings and/or photographic evidence of the drainage scheme carried out by a suitably qualified person. The plan shall subsequently be implemented in accordance with the approved details.

Reason: The reason for this prior occupation condition is to ensure that arrangements have been arranged and agreed for the long term maintenance of the drainage system as required under Paragraph 165 of the NPPF.

Paragraph 17.3 - Affinity Water which is the water supply company for the area has commented that if the council is minded to approve the application, it is essential that appropriate conditions are imposed to protect the public water supply, which would need to address the following points:

1. General: The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk.
2. Ground investigation: Any works involving excavations below the chalk groundwater table (for example, piling or the implementation of a geothermal open/closed loop system) should be avoided. If these are necessary, a ground investigation should first be carried out to identify appropriate techniques and to avoid displacing any shallow contamination to a greater depth, which could impact the chalk aquifer.
3. Contaminated land: Construction works may exacerbate any known or previously unidentified pollution. If any pollution is found at the site then works should cease and appropriate monitoring and remediation methods will need to be undertaken to avoid impacting the chalk aquifer.

4. Infrastructure: There are potentially water mains running through / near to part of proposed development site. If the development goes ahead as proposed, the developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures. This can be done through the My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com.

5. Water Supply: In this location Affinity Water will supply drinking water to the development. To apply for a new or upgraded connection, please contact our Developer Services Team by going through their My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com. The Team also handle C3 and C4 requests to cost potential water mains diversions. If a water mains plan is required, this can also be obtained by emailing maps@affinitywater.co.uk . Please note that charges may apply.

6. Water Efficiency: We would encourage the developer to consider the wider water environment by incorporating water efficient features such as rainwater harvesting, rainwater storage tanks, water butts and green roofs (as appropriate) within each dwelling/building.

For further information we refer you to CIRIA Publication C532 "Control of water pollution from construction - guidance for consultants and contractors".

A further nine representations supporting the application have been received.

The recommendation on the application remains as per the committee report but the conditions and informatives in Appendix A are amended as set out below.

Appendix A - Schedule of Conditions

Time limit for commencement

1. The development shall commence no later than three years from the date of this consent. No later than seven days before the date of commencement, written notification of the date of commencement shall be provided to the County Planning Authority.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

Approved Plans

2. The development hereby permitted shall not be carried out other than in complete accordance with the submitted documents and the following drawings:

- Drawing no. 414.07296.00010.0008 Rev P02 Site Location Plan
- Drawing no. 414.07296.00010.0003 Rev P04 Hardworks Proposals
- Drawing no. 414.07296.00010.0002 Rev P04 Indicative Softworks Proposals
- Drawing no. 414.07296.00010.0001 Rev P14 Landscape Strategy Plan
- Drawing no. 345078-AHR-BA-01-DR-A-2005 D5 Rev C01 Sports Hall Roof Layout – Planning
- Drawing no. 345078-AHR-BB-01-DR-A-2005 D5 Rev C01 Teaching Block Roof Layout – Planning
- Drawing no. 345078-AHR-BA-00-DR-A-2015 D5 Rev C02 GA Elevations – Planning
- Drawing no. 345078-AHR-BA-00-DR-A-2016 D5 Rev C02 GA Elevations – Planning
- Drawing no. 345078-AHR-BA-00-DR-A-2005 D5 Rev C01 Sports Hall Ground Floor – Planning
- Drawing no. 345078-AHR-BB-ZZ-DR-A-2015 D5 Rev C01 Teaching Block Elevations & Sections – Planning
- Drawing no. 345078-AHR-BB-00-DR-A-2005 D5 Rev C01 Teaching Block Ground Floor – Planning
- Drawing no. 345078-AHR-BA-00-DR-A-2031 D5 Rev C02 GA Sections - Planning
- Drawing no. 70042626-103 Rev P02 Proposed Levels (1 of 2)
- Drawing no. 70042626-104 Rev P02 Proposed Levels (2 of 2)
- Drawing no. 70042626-105 Rev P02 External finishes (1 of 2)
- Drawing no. 70042626-106 Rev P02 External finishes (2 of 2)
- Drawing no. 345078-AHR-BA-ZZ-DR-A-9210 D5 Rev C01 Site Sections - Planning
- Drawing no. 70042626-101 Rev P04 General Arrangement (1 of 2)
- Drawing no. 70042626-102 Rev P05 General Arrangement (2 of 2)
- Drawing no. 414.07296.00010.0005 Rev P01 Indicative Cycle Storage Details
- Drawing no. 414.07296.00010.0007 Rev P01 Indicative Step Details
- Drawing no. 414.07296.00010.0006 Rev P02 Indicative Fencing Details
- Drawing no. 70042626-102 Rev P01 Access Arrangement
- Drawing no. 70042627-103 Rev P01 Vehicle Swept Path Analysis
- Drawing no. 70042626-00-E-GA-000013 Rev P01 Electrical Services Carpark Lighting Layout Level 00 Sheet 1 of 2
- Drawing no. 70042626-00-E-GA-000014 Rev P01 Electrical Services Carpark Lighting Layout Level 00 Sheet 2 of 2
- Drawing no. 70042626-00-E-GA-000015 Rev P01 Electrical Services Carpark Lighting Layout Level 00 Sheet 1 of 2
- Drawing no. 414.07296.00010.0020 Rev P04 Proposed Winter Sports Provision
- Drawing no. 414.07296.00010.0021 Rev P04 Proposed Summer Sports Provision

Reason: To define the development which has been permitted so to control the operations in accordance with policy CS4 of the CSCD.

Pre-commencement Conditions

3. Prior to the commencement of the development, the Arboricultural Survey submitted with the application shall be updated with the tree removal requirements including the additional trees to be lost for the provision of the vision splays and details of any pruning that may be required to other trees or a statement that no pruning will be required. The updated Arboricultural Survey shall be submitted to and approved in writing by the County Planning Authority. The approved document shall be kept on the site during the construction works and no trees shall be removed or pruning carried out other than as approved.

Reason: To ensure that the trees and hedgerows to be retained are protected in accordance with policies GC4 and GB30 of the CDLP.

4. Prior to the commencement of the development, a scheme of landscape planting and grass seeding shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include the following:
 - Detailed planting proposals and specification stating species size at time of planting;
spacing/densities; total plant numbers; planting protection/fencing.
 - Detailed proposals for all grassed areas including seed mixes and sowing rates.
 - Design and long-term management objectives for existing and new landscape areas; • an establishment management and maintenance programme for a minimum five years of aftercare for all new planting.

The approved scheme shall be implemented thereafter during the first five years of the programme, the replacement of all failed new planting (irrespective of cause) in the planting season immediately following failure.

Reason: In the interests of the local landscape, the Chilterns AONB and the amenities of local residents including those on London Road in accordance with policies GC4 and GB30 of the CDLP.

5. Prior to the commencement of the development detailed proposals for the frontage fencing shall be submitted to and approved in writing by the County Planning Authority. The approved details shall be implemented prior to the first occupation of the development hereby permitted.

Reason: In the interests of the local landscape, the Chilterns AONB and the amenities of local residents including those on London Road in accordance with policies GC4 and GB30 of the CDLP.

6. No development shall take place until a programme of archaeological work in accordance with a written scheme of investigation has been submitted to and approved in writing by the County Planning Authority. The approved programme shall then be implemented throughout the construction period.

Reason: In the interests of ensuring the excavation and recording of any archaeological artefacts that may be disturbed by the development in accordance with policy AS2 of the CDLP.

7. No development shall take place until a Biodiversity Strategy for the site has been submitted to and approved in writing by the County Planning Authority. The aim of the Biodiversity Strategy shall be to set out the specific measures that will be undertaken to:

1. ensure that the retained habitats are adequately protected during and after construction (including avoidance of additional illumination);
2. avoid impacts upon protected and priority species during construction;
3. prevent the spread of invasive alien species; and
4. promote biodiversity enhancements on the site.

The content of the Biodiversity Strategy shall include the following:

1. Identification of potential ecological impacts, as per those identified in the Preliminary Ecological Appraisal report (PEA) submitted with the application.
2. Identification of ecological features to be retained and protected including the green corridor (woodland belt) to the west of the site.
3. Measures to protect the woodland and trees that might be impacted. These shall include the measures set out in section 5.3 of the PEA.
4. Method statements for the protection of all relevant protected and notable species with the potential to be impacted by development including, but not limited to those for: bats, badger, reptiles, amphibians, hedgehog, polecat and nesting birds. These shall include the measures set out in section 5.3 of the PEA. The method statements shall include details on the protocol to be followed should any protected species be found during the development.
5. Lighting design strategy for biodiversity for the retained green corridor (woodland belt) along the western site boundary. This shall include a plan identifying those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key

areas of their territory, for example, for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using this corridor or having access to their breeding sites and resting places. This shall be in compliance with Institution of Lighting Professionals' Guidance Note 08/182.

6. Strategy for preventing the spread of non-native species (variegated yellow archangel) in accordance with the recommendations in section 5.4 of the PEA.

7. Measures to be implemented to increase the value of habitats on site for wildlife.

These measures shall include those set out in section 5.5 of the PEA, where appropriate.

The approved Biodiversity Strategy shall be implemented thereafter.

Reason: To ensure that protected and notable species and features of ecological interest are retained and safeguarded at all phases of development, and to ensure a net gain for biodiversity in accordance with policy CS24 of the CSCD.

8. No other part of the development shall commence until the new access for coaches has been sited and laid out in accordance with the approved drawings and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access within Highway Limits" 2013. The new access for coaches hereby approved shall be an 'in' access only and shall not be used by any vehicles exiting the site.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with policies TR2 of the CDLP and CS25 and CS26 of the CSCD.

9. No other part of the development shall begin until the existing means of access has been altered in accordance with the approved drawings and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access within Highway Limits" 2013.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with policies TR2 of the CDLP and CS25 and CS26 of the CSCD.

10. No part of the development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the County Planning Authority. The Plan shall include details of:

- Construction access;
- Management and timing of deliveries;
- Routing of construction traffic;
- Vehicle parking for site operatives and visitors;
- Loading/off-loading and turning areas;
- Site compound;
- Storage of materials;
- Precautions to prevent the deposit of mud and debris on the adjacent highway.

The development hereby permitted shall thereafter be carried out in accordance with the approved Construction Traffic Management Plan.

Reason: To minimise danger and inconvenience to highway users in accordance with policies TR2 of the CDLP and CS25 and CS26 of the CSCD.

11. No other part of the development shall begin until visibility splays have been provided on both sides of the existing access being widened between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 79 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metre in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access in accordance with policies TR2 of the CDLP and CS25 and CS26 of the CSCD.

12. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the County Planning Authority. The agreement shall apply to the playing pitches/field; new MUGA and new sports hall hereby permitted and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy CSCD 29.

13. No development of the new MUGA shall commence until details of the design and layout of the MUGA have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The MUGA shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy CSCD 29.

14. No works other than demolition for the proposed teaching block shall begin until a surface water drainage scheme for the site based on infiltration rate testing in accordance with BRE 365 in the location of proposed infiltration devices has been submitted to and approved in writing by the County Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk and to accord with Development Plan Policy CS4.

15. No works other than demolition for the proposed sports hall, extension to Multi-Use Games Area; and new Coach Access and Car and Coach Park and drop-off zone shall begin until a surface water drainage scheme for the site based on infiltration rate testing in accordance with British Research Establishment (BRE) 365 in the location of proposed infiltration devices has been submitted to and approved in writing by the County Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk and to accord with Development Plan Policy CSCD CS4.

On-going Conditions

16. Prior to the occupation of the development a whole-life maintenance plan for the site shall be submitted to and approved in writing by the County Planning

Authority. The plan shall set out how and when to maintain the full drainage system including a maintenance schedule for each drainage/SuDS component, with details of who is to be responsible for carrying out the maintenance. The plan shall also include as-built drawings and photographic evidence of the drainage scheme carried out by a suitably qualified person. The plan shall subsequently be implemented in accordance with the approved details.

Reason: The reason for this prior occupation condition is to ensure that arrangements have been arranged and agreed for the long term maintenance of the drainage system as required under Paragraph 165 of the NPPF and to accord with Development Plan Policy CSCD CS4.

17. No works involving excavations below the chalk groundwater table including piling or the implementation of a geothermal open/closed loop system shall be carried out unless a ground investigation, monitoring and remediation scheme has first been carried out to identify appropriate techniques and to avoid displacing any shallow contamination to a greater depth which could impact the chalk aquifer. This shall be submitted to and approved in writing by the County Planning Authority prior to any excavations below the chalk groundwater table being carried out and the approved scheme shall be implemented thereafter. If any contamination is found then works shall cease and the approved monitoring and remediation measures shall be implemented and works shall not recommence until the contamination has been remediated.

Reason: To avoid contamination of groundwater in accordance with Development Plan Policy CSCD CS4.

18. The scheme for parking, drop off and manoeuvring indicated on the approved drawings shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway in accordance with policies TR2 of the CDLP and CS25 and CS26 of the CSCD.

19. Prior to the first occupation of the development hereby permitted, an updated school travel plan in general accordance with the 'Buckinghamshire County Council Travel Plan Good Practice Guidance' and any other reasonable requirements of the County Planning Authority shall be submitted to and approved in writing by the County Planning Authority. The plan shall include:

- The appointment of a Travel Plan Co-ordinator;
- A programme for facilitating the monitoring of the Travel Plan;
- A parking strategy;
- a full analysis of the existing modal split for staff and pupils at the school and detailed proposals for future sustainable transport promotion and provision, with the aim of securing no increase in the number of car movements generated on the school journey.

The approved School Travel Plan shall be implemented thereafter.

Reason: In order to influence modal choice and to reduce single occupancy private car journeys and so to promote sustainable methods of travel and to minimise danger, obstruction and inconvenience to users of the highway in accordance with policy CS25 of the CSCD.

20. Following the first occupation of the development hereby permitted, the approved School Travel Plan shall be reviewed and updated on Modeshift STARS and submitted to and approved in writing by the County Planning Authority, on an annual basis, at the end of each academic year. In the event of an increase in the number of car movements, the school shall set out the measures to be taken to promote a reduction in the number of car borne trips. The approved reviewed and updated School Travel Plan shall be implemented thereafter.

Reason: In order to promote sustainable methods of travel, to minimise danger, obstruction and inconvenience to users of the highway in accordance with policy CS25 of the CSCD.

21. Neither the new access nor the altered access shall come into use in association with the occupation of the development hereby permitted unless the crossing points with public footpath nos. GM/33/6 and GM/34/1 (the South Bucks Way) have been provided as shown on approved drawing 70042626-102 Rev P05 General Arrangement (2 of 2).

Reason: To safeguard users of the South Bucks Way in accordance with policy CSCD 26 of the CDLP.

22. The MUGA shall not be used other than between the hours of 8.00 am and 8.30 pm Monday to Saturday and 8.00 am and 6.00 pm Sunday.

Reason: To safeguard the amenities of nearby residents in accordance with policy GC3 of the CDLP.

23. Hockey or sports using hard projectiles shall not be played or practised on the MUGA at any time.

Reason: To safeguard the amenities of nearby residents in accordance with policy GC3 of the CDLP .

24. Sheet metal advertising signs which make a clattering noise when struck (e.g. by a ball) shall not be located in proximity to the playing surface of the MUGA.

Reason: To safeguard the amenities of nearby residents in accordance with policy GC3 of the CDLP.

25. The entrance to the MUGA and access route shall be located so as to maximise the distance from the nearest residences.

Reason: To safeguard the amenities of nearby residents in accordance with policy GC3 of the CDLP.

26. The MUGA shall not come into use until a written Management Plan has been submitted to and approved in writing by the County Planning Authority. The contents of the plan shall have regard to the practical control of noise when the MUGA is in use. The approved Management Plan shall be implemented thereafter in perpetuity.

Reason: To ensure that the users of the MUGA are aware of the need to use the facility in a manner that minimises the impact on the amenity of local residents in accordance with policy GC3 of the CDLP.

27. Prior to installation of mechanical plant the manufacturer's specifications for mechanical plant, specifications for its attenuation and specifications for use shall be submitted to and approved in writing by the County Planning Authority. The mechanical plant shall be maintained in accordance with the approved specifications thereafter in perpetuity.

Reason: To safeguard the amenities of nearby residents in accordance with policy GC3 of the CDLP.

28. Mechanical plant shall not operate during the night-time period 11.00 pm to 7.00 am as proposed in the Appendix F Noise Assessment submitted with the application.

Reason: To safeguard the amenities of nearby residents in accordance with policy GC3 of the CDLP.

29. The lighting for the car park and coach pick-up and drop-off area should be fitted with clock/timer controls and photoelectric controls to avoid lights being kept on when not needed.

Reason: To safeguard the amenities of nearby residents and the dark skies of the Chilterns Area of Outstanding Natural Beauty in accordance with policies GC3 and LSQ1 of the CDLP.

30. The lights in the car park shall not operate outside the hours of 7.00 am to 10.15 pm Monday to Saturday and 7.45 am to 6.30 pm on Sunday. The lights in the coach pick-up and drop-off area shall not operate outside the hours of 7.00 am and 5.00 pm, Monday to Friday.

Reason: To safeguard the amenities of nearby residents and the dark skies of the Chilterns Area of Outstanding Natural Beauty in accordance with policies GC3 and LSQ1 of the CDLP.

31. The altered access hereby permitted shall be locked no later than 10.15 pm Mondays to Saturdays and no later than 6.30 pm on Sundays and shall not be unlocked earlier than 7.00 am Mondays to Saturdays and 7.45 am on Sundays. The new access to the coach pick-up and drop-off area shall be locked no later than 5.00 pm Mondays to Fridays, shall not be unlocked earlier than 7.00 am Mondays to Fridays and shall remain locked at all times on Saturdays and Sundays.

Reason: To safeguard the amenities of nearby residents in accordance with policy GC3 of the CDLP.

INFORMATIVES

Compliance with Article 35 of the Town and County Planning (Development Management Procedure) Order 2015

In determining this planning application, the County Planning Authority has worked positively and proactively in accordance with the requirements of the National Planning Policy Framework, as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015. In this instance, this requirement can be demonstrated through the County Planning Authority working to highlight and seek to resolve consultee concerns with regard to landscape, arboricultural impact, surface water drainage and highways impacts.

Mud on the Road

It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore

be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.

Site Notice

Please remove any site notice that was displayed on the site to advertise this planning application.

Sport England

Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

The applicant is advised that the design and layout of the MUGA should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to: "Artificial Surfaces for Outdoor Sport".

Thames Water

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via <https://eur03.safelinks.protection.outlook.com/?url=www.thameswater.co.uk&data=02%7C01%7Cc-dperiam%40buckscc.gov.uk%7Cf15fec39a6e44151103a08d72f92b5a8%7C7fb976b99e2848e180861ddabecf82a0%7C0%7C0%7C637030179462413015&sdata=HuVO1534TPSDcgoO8S1eDxhEFeAiwB59wE9DZbhdhFQ%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Affinity Water

Infrastructure: There are potentially water mains running through / near to part of proposed development site. If the development goes ahead as proposed, the

developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures. This can be done through the My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com.

Water Supply: In this location Affinity Water will supply drinking water to the development. To apply for a new or upgraded connection, please contact our Developer Services Team by going through their My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com. The Team also handle C3 and C4 requests to cost potential water mains diversions. If a water mains plan is required, this can also be obtained by emailing maps@affinitywater.co.uk . Please note that charges may apply.

Water Efficiency: We would encourage the developer to consider the wider water environment by incorporating water efficient features such as rainwater harvesting, rainwater storage tanks, water butts and green roofs (as appropriate) within each building.

For further information we refer you to CIRIA Publication C532 "Control of water pollution from construction - guidance for consultants and contractors".