



South Downs National Park Authority

Report to Director of Planning – Consultation response & Confirmation of Article 4 Direction

February 2020

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Introduction

1. This report will present the responses from the consultation following the making of an Article 4 Direction for employment sites in Petersfield, Liss, Midhurst, Petworth and Lewes. The report will present the evidence to the Director of Planning to decide whether to confirm the Article 4 Direction as required by the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPD Order 2015). The report will also outline the next steps to be taken if the Article 4 Direction is confirmed.

Decision made at August 2019 Planning Committee

2. At Planning Committee on 8 August 2019, Members agreed to the “making of” a non-immediate Article 4 Direction removing permitted development rights for change of use from office or light industrial to residential in respect of 14 employment sites as detailed in figure 5.1 of Appendix I of the officer’s report. These 14 employment sites are listed in figure 1 below. Members also agreed that, following a period of consultation, the decision on the confirmation of the Article 4 Direction would be delegated to the Director of Planning, in consultation with the Chair of the Planning Committee. The Article 4 Direction was subsequently made on 16 October 2019. A consultation was then conducted in accordance with the GPD Order 2015.

FIGURE 1: EMPLOYMENT SITES INCLUDED IN THE ARTICLE 4 DIRECTION

E5: Heath Farm, Petersfield
E8: Amey Industrial Estate, Petersfield
E9: Frenchmans Road, Petersfield
E10: Bedford Road, Petersfield
E11: Brows Farm Business Park, Liss
E12: Ham Barn Farm, Liss
E14: Upper Adhurst Industrial Estate, Liss
E18: Liss Business Centre, Station Road, Liss
C5: The Wharf, Midhurst
C7: Midhurst Business Centre, Station Road, Midhurst
C15: Holmbush Industrial Estate, Midhurst
C2: Hampers Common Industrial Estate, Petworth
L2, L3, L8: Central Lewes, Brooks Road/South Downs Road/Daveys Lane, Lewes
L11: Cliffe Industrial Estate, Lewes

3. The consultation lasted for eight weeks from Monday 21 October 2019 to Monday 16 December 2019. The consultation consisted of the following; all landowners and occupiers were notified by letter of the making of the Article 4 Direction and invited to make representations; site notices were put up within each of the 14 employment sites; and advertisements were placed in the Hampshire Independent, the Midhurst & Petworth Observer and the Sussex Express, the local newspapers covering the area of the 14 employment sites.

Consultation Process

4. In accordance with the GPD Order 2015, letters were sent to all effected landowners and occupiers. Addresses for landowners were up to date based on information held by the Land Registry. In total approximately 450 letters were sent to all landowners and occupiers. For each effected site a letter was sent to the landowner(s) and occupier(s). In addition as a secondary means of notification, all letters to landowners requested that they contact their occupier(s) regarding the Article 4 Direction. Equally all occupiers were requested to contact their landowner(s) regarding the Article 4 Direction.
5. The majority of landowner and occupier letters were received. 24 letters were sent back “return to sender”. Most of the returned letters were likely due to a landowner moving address without informing the Land Registry. Where a landowner letter was returned relating to a limited company, a search was made on the Companies House website for the registered office address. A second letter was sent out using the registered office address. Of the 24 returned letters, 17 were resent with a more up to date or complete address. For seven of the returned efforts were made to find a more up to date or complete address without success and no second letter was sent. For the seven sites effected even though it was not possible to successfully write to both, a letter was sent to either the landowner or occupier.
6. To reiterate, efforts were made to contact all landowners and the majority of letters were not returned or if they were a second letter with a more complete address was sent. For seven sites only one of either the landowner or the occupier received a letter. However, all landowners and occupiers, in the letters they received, were also asked to pass on to their respective landowner or occupier all the information regarding the Article 4 Direction and the consultation. This provided an additional means of making all landowners aware of the Article 4 Direction and the opportunity to make representations.

Consultation Response

7. In summary, there were five emailed representations of which three supported the Article 4 Direction with the other two making no objection. There were no written responses received by letter. There were a small number of telephone calls at the beginning of the consultation period seeking clarification over the impact of the Article 4 Direction. A more detailed description of the consultation follows.

8. In the first few days of the consultation there were a small number of telephone calls received by the Planning Policy team from occupiers. These enquirers were concerned about the content of the letter they had received. They were concerned they were going to be moved out and their premises converted to housing. It was explained to the callers that the Article 4 Direction would change the process for applying for a change of use to housing. They were reassured to hear there were no plans to change the use of their premises requiring them to move. There was also a telephone call on behalf of a landowner seeking clarification on the effect of the Direction and commenting that part of the area in their ownership was excluded from the boundary covered by the Direction. They were advised to respond to the consultation if they wished on the boundary issue. They said they would take advice and no subsequent representation was received from that landowner.
9. During the eight week period of the consultation there were seven separate emailed responses. One response related to a landowner who had moved and the respondent was going to forward the letter to the correct address. One response was on behalf of a landowner to clarify the land in their ownership that was effected although no representation was subsequently made.
10. Therefore there were five emailed representations to the consultation. Three representations were in support of the Article 4 Direction, these were: Cllr Imogen Makepeace, Lewes Town Councillor, Liss Parish Council and Peter Sharp, Head of Regeneration at Lewes District Council. The other two representations were from Highways England and Southern Water. Highways England responded that having reviewed the proposals they did not wish to make any objections or representations. Southern Water comments were around change of use from office or light industrial to residential and making detailed responses at the time of a planning application rather than the use of an Article 4 Direction itself.
11. Cllr Makepeace was in agreement with the Article 4 Direction being applied to the employment sites in Central Lewes (L2, L3 and L8) and the Cliffe Industrial Estate, Lewes (LI 1) to remove the possibility of buildings being altered by permitted development which may allow for inappropriate changes of use, and that change of use may be permitted, “but that the proposals will have to go through the regular scrutiny of Planning Committees”. Cllr Makepeace also cited the Lewes Neighbourhood Plan and the importance of locally affordable workspace reducing the need to commute and cutting down on traffic congestion.
12. The Liss Parish Council response stated, “Liss Parish Council strongly supports the proposals in order to prevent the loss of valuable business use space and to avoid the potentially unsuitable accommodation arising from converted business premises”.
13. Peter Sharp, the Head of Regeneration at Lewes District Council (LDC) responded that LDC were in support of the Article 4 Direction being applied to the employment sites in Central Lewes (L2, L3 and L8) and the Cliffe Industrial Estate, Lewes (LI 1). The representation stated

that the three sites in Central Lewes “comprise an important employment space in Lewes” with a “consistently good occupancy rate and high quality of buildings”.

14. LDC raised a query over the site at Malling Brooks (L4) and its exclusion from the Article 4 Direction. LDC stated they were seeking reassurance, as some of the newly constructed buildings could be deemed to fall outside B1(a) office use class. In response the key point to state is that as newer buildings constructed post the date in the GPD Order 2015 a full planning application would be required if they are deemed B1(a) office. If the use of a building on site was subsequently changed to B1(a) office, any future change to residential would not be permitted development. The building would not have been in class B1(a) office use on or before 29 May 2013 as required by the GPD Order 2015 [Schedule 2, Part 3, Class O, paragraph O.1(b)(i)].
15. The full text of the five representations that were received can be found in Appendix I to this report.

Recommendation to the Director of Planning in consultation with the Chair of Planning Committee

16. The Director of Planning, in consultation with the Chair of Planning Committee, has been delegated authority to decide whether to confirm the Article 4 Direction. The GPD Order 2015 states that the local planning authority must take into account any representations received from the consultation in deciding whether to confirm the direction made under article 4(1).¹
17. The consultation responses either raised no objection or were in support of the Article 4 Direction and there were no major matters arising. Evidence was presented to Planning Committee on 8 August demonstrating support for the making of the Article 4 Direction on 14 employment sites in figure 5.1 of Appendix I of the officer’s report. The evidence to support the Article 4 Direction remains the same and no new matters have been raised.
18. Therefore the recommendation to the Director of Planning, in consultation with the Chair of Planning Committee, is to confirm an Article 4 Direction without immediate effect for 14 employment sites in Petersfield, Liss, Midhurst, Petworth and Lewes (these being the 14 employment sites recommended to be included in the Article 4 Direction in figure 5.1 of Appendix I of the officer’s report to 8 August Planning Committee).

¹ Schedule 3, paragraph 1(9), Town and Country Planning (General Permitted Development) (England) Order 2015 as amended

19. If the Article 4 Direction is confirmed it can come into force, at least 28 days after the start of the consultation period, but no longer than 2 years after this date². The Article 4 Direction is proposed to come into force on 22 October 2020, 12 months after the start of the consultation period.

Next steps for confirming the Article 4 Direction

20. If the Director of Planning decides to confirm the Article 4 Direction, the appropriate documents will be prepared for signing and sealing with the National Park Authority seal. As soon as practicable after the documents have been signed by the Director of Planning and the seal applied, notice will be given of the confirmation and the date of coming into force as required by the GPD Order 2015.
21. The notice will be by; advertisement in local newspapers covering the 14 employment sites; on at least 2 site notices on each of the 14 employment sites; and by letter to the owners and occupiers of all the land within the 14 employment sites. A copy of the confirmation of the Article 4 Direction is also to be sent to the Secretary of State.

² Schedule 3 paragraphs 1(12) and 1(4)(d)&(e), Town and Country Planning (General Permitted Development) (England) Order 2015 as amended

Appendix I – Email representations

Kevin Wright

From: Cllr Imogen Makepeace [REDACTED]
Sent: 24 October 2019 10:48
To: PlanningPolicy
Subject: Article 4 Consultation on sites L2, L3,L8,L11

As a member of Lewes Town Council Planning Committee, I am writing to convey my agreement of the application of Article 4 considerations to the Lewes sites, L2, L3, L8, and L11.

I understand that doing this removes the possibility of buildings in those sites being altered by Permitted Development which may allow for inappropriate changes of use.

The Lewes Neighbourhood Plan identifies the importance of Locally Affordable Workspace (Objective no 3) . In para 5.9 we read that having work spaces within the town means fewer residents need to commute. This could alleviate some of the town's serious traffic congestion problems.

Changes of use may be permitted, but the proposals will have to go through the regular scrutiny of Planning Committees.

regards

Imogen Makepeace
Town Councillor, Priory Ward, Lewes

[REDACTED]
50 North Way
Lewes
BN7 1DJ

**Cllr Imogen Makepeace
Councillor - Priory Ward**

**c/o Lewes Town Council
Town Hall
High Street
LEWES
East Sussex BN7 2QS**



[REDACTED]
website www.lewes-tc.gov.uk

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Kevin Wright

From: [REDACTED]
Sent: 20 November 2019 12:02
To: PlanningPolicy
Cc: Liz Keeling
Subject: Proposed Article 4 Direction on employment sites - Consultation Response

Please find below Liss Parish Council's response to the above consultation.

Liss Parish Council strongly supports the proposals in order to prevent the loss of valuable business use space and to avoid the potentially unsuitable accommodation arising from converted business premises.

Many thanks,
Sarah Smith
Clerk to Liss Parish Council

Kevin Wright

From: Sharp, Peter [REDACTED]
Sent: 10 December 2019 16:07
To: Kevin Wright
Subject: RE: Article 4 Direction
Attachments: Planning Consultation Response SDNPA A4Direction_PC19 20-09.pdf
Importance: High

Hi Kevin,

Further to your recent request, please find comments attached from LDC Regeneration. We are supportive of the principles of the proposed Article 4.

Please let Roger or I know if you have any questions.

Best wishes
Peter.

Peter Sharp
Head of Regeneration
Lewes District and Eastbourne Borough Councils



Lewes District Council, Southover House, Southover Road, Lewes, BN7 1AB
Eastbourne Borough Council in partnership with Eastbourne Homes Limited, 1 Grove Road, Eastbourne, East Sussex BN21 4TW
www.lewes-eastbourne.gov.uk

Save a tree... please do not print this email unless you really need to

From: Kevin Wright [REDACTED]
Sent: 22 October 2019 12:29
To: Kevin Thurlow [REDACTED]; Angela Kiwanuka; [REDACTED] Karen Neglia
[REDACTED]; Natalie Sharp; Sharp, Peter
Subject: Article 4 Direction

Dear Colleagues

South Downs National Park Authority (SDNPA) have “made” an Article 4 Direction to remove permitted development rights for change of use from office [B1(a)] or light industrial [B1(c)] to residential C3 for 14 employment sites in the settlements of Petersfield, Liss, Midhurst, Petworth and Lewes. The non-immediate Direction, subject to confirmation, would come into force on 22 October 2020 or within the next 2 years.

SDNPA are consulting on the intended Direction from Monday 21 October until midnight on Monday 16 December 2019.

If you would like to comment please reply to my email before the above deadline.

Please see the attached documents for further information: Article 4 Direction & Site Maps, Planning Committee report and background paper which is Appendix 1.

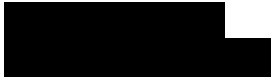
Forgive the group email.

Angela, Karen and Peter this is to update you and to make you aware of the consultation so please feel free to come back with any comments.

Kevin, Valerie and Natalie this is for information to let the respective Planning policy teams in East Hants/Chichester/Lewes know about the Article 4 Direction. Please forward to your colleagues as appropriate. The employment sites are all wholly within the National Park. If you would like to make any comments please feel free to do so.

Best wishes
Kevin

Kevin Wright
Planning Policy Officer
South Downs National Park Authority



South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH
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MEMO



Lewes District Council

To	Kevin Wright - Planning Policy Officer, SDNPA
From	Peter Sharp – Head of Regeneration
Application Ref	Report PC19/20-09
Contact Officer	Roger Batho – Regeneration Project Manager
Date	10.12.19

INTRODUCTION

We write on behalf of Regeneration, Lewes District Council, to comment on the Article 4 Direction being sought by the South Downs National Park Authority covering fourteen sites within the Authority's boundary and five further sites which were considered and not carried forward.

PROMOTING ECONOMIC DEVELOPMENT AND REGENERATION

The Council Plan (2016-2020) sets out our priorities and key projects over the next few years. The Plan has been informed and developed in consultation with our residents, partners and other stakeholders. The district is an outstanding location for business and enterprise with a diverse community of over 4,700 businesses employing more than 30,000 people.

The Government aims to secure economic growth in order to create jobs and prosperity by building on the country's strengths. Furthermore, the Government has stated that it is committed to ensuring that the planning system does everything that it can to support sustainable economic growth and create jobs.

The ways to achieve our growth and prosperity targets and how our success will be measured include:

- Working closely with strategic and economic partners to bring about investment in jobs, skills and training opportunities.
- Continued delivery of regeneration through the Newhaven Enterprise Zone.
- Progress the Newhaven town centre masterplan and Enterprise Zone to enable extensive refurbishment and revitalisation.

ASSESSMENT

Permitted Development and Article 4

The South Downs National Park Authority (SDNPA) is seeking approval to remove permitted development rights across a number of employment sites within their boundary, including sites in Lewes. If permission is granted the Article 4 Direction will commence 22 October 2020.

The General Permitted Development Order 2015 (GPDO) introduced permitted development rights for change of use for office to residential. The aim of the GPDO is to



support the growth of the economy by making it easier for businesses to make best use of their premises and to deliver more homes.

The GPDO also gives local planning authorities certain powers to issue what is called an 'Article 4 direction' that removes specified permitted development rights locally. These powers are intended to allow planning authorities to exercise greater control over an area where they consider change of use could adversely impact on the sustainability of communities.

Proposed and Considered Lewes Sites

L2, L3, L8: Central Lewes, Brooks Road/South Downs Road/Daveys Lane, Lewes

These three adjoining sites comprise an important employment space in Lewes. They are adjacent to Tesco and Aldi, and the under development Malling Brooks estate, and accommodate 38 business units including South Coast Ambulance Service, Royal Mail and Harvey's Brewery. There is a consistently good occupancy rate and high quality of buildings.

The SDNPA has recommended that this site be provided with Article 4 protection. The LDC Regeneration service supports this recommendation.

L11: Cliffe Industrial Estate, Lewes

The Cliffe Industrial Estate is a modern estate built on the edge of Lewes close to the A27. The SDNPA Employment Land Review (2015) identifies it as good quality with strategic transport links, which contribute towards it achieving a rental value between 18%-27% higher than the average for similar sites.

The SDNPA has recommended that this site be provided with Article 4 protection. The LDC Regeneration service supports this recommendation.

L4: Malling Brooks, Lewes

The Malling Brooks site (SD77) is allocated for B1/B2/B8 development in the South Downs Local Plan (2019) and which also includes a commitment not to allow other types of development as it is expected to accommodate some of the businesses displaced by the North Street Quarter Development. The SDNPA Housing and Economic Development Needs Assessment (HEDNA) identifies the Brighton Functional Economic Market Area (FEMA) to account for 30% of employment growth up to 2033 and expects the Malling Brooks site to contribute the majority of new industrial floorspace towards this. Malling Brooks is strategically critical to the ongoing economic prosperity of Lewes and the region.

As the development has been and will be after date in General Permitted Development Order SDNPA has not recommended that this site be provided with Article 4 protection. The LDC Regeneration service is seeking reassurance that this condition of the Act applies in this case as the building uses currently in situ may not fall under B1(a) (offices).

L1: North Street Quarter, Lewes

The North Street Quarter development in Lewes is a strategic allocation (SD57) within the South Downs Local Plan (2019) and a hybrid planning permission for a mixed use development was granted in 2016.

As the development will be after date in General Permitted Development Order SDNPA has not recommended that this site be provided with Article 4 protection. The LDC Regeneration service supports this recommendation.

Kevin Wright

From: Franklin, Richard [REDACTED]
Sent: 16 December 2019 16:47
To: PlanningPolicy
Cc: Planning SE; Cleaver, Elizabeth; Bowie, David
Subject: #9035 Highways England response: Removal of permitted development rights for changes of use from office or light industrial use to residential use

For the attention of: South Downs National Park Planning Policy Team

Consultation: Removal of permitted development rights for changes of use from office or light industrial use to residential use

Highways England ref: #9035

Dear Sir/Madam,

Thank you for your letter of 18 October 2019 notifying Highways England of the above consultation.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN.

Having reviewed the proposals, we do not wish to make any objections or representations at this point in time.

If you have any queries regarding this response, please contact us at [REDACTED]

Regards,

Sent on behalf of Elizabeth Cleaver, Assistant Spatial Planning Manager Area 4

Richard Franklin

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

Web: <http://www.highways.gov.uk>

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Kevin Wright

From: Karpezo, Marta [REDACTED]
Sent: 20 November 2019 11:49
To: Kevin Wright
Subject: RE: Article 4 Direction - South Downs National Park Authority

Good Morning Kevin

Thank you for your email.

With regards to our reference to Development Consent Order, please accept apology for applying standard text on our side for similar type of consultations.

In response to your question below regarding Article 4 Direction implications for the areas of consultation, I would like to advise that while Southern Water would have no objections to change of use from office, light industrial to residential use, we are not able to fully and substantially comment on proposals due to lack of detail at this stage.

Our comments letters referring to the sites of consultation list the apparatus located with boundaries of these sites along with Southern Water land ownership sites.

It is our understanding that if the Article 4 Direction is confirmed, the proposals will be considered under planning applications. During the consultation process for planning applications, we will be commenting on the following impact on our infrastructure:

- No residential development will be permitted within 15 meters radius of the public pumping stations compounds.
- No construction (if any to be proposed for) will be permitted over or within standoff distances of public sewers, sewerage rising mains and water distribution mains.
- We will assess the impact of the proposals on Southern Water land ownership, which is currently utilised for statutory operational activities.

Kind Regards

Marta Karpezo
Planning Coordinator
for Hants and IOW

[REDACTED]
southernwater.co.uk



From: Kevin Wright [REDACTED]
Sent: 19 November 2019 16:35
To: Karpezo, Marta
Subject: RE: Article 4 Direction - South Downs National Park Authority

Dear Marta

Thank you for your reply to the consultation on the proposed Article 4 Direction including sites at Bedford Road, Petersfield and Hampers Common Industrial Estate, Petworth.

In your attached letters you mentioned a Development Consent Order. I wanted to clarify that the proposal is for an Article 4 Direction, the effect of which would be to require a full planning application for changes of use from office or light industrial to residential for any properties on the site. Currently these changes of use only require a prior approval application. The aim of the proposed Article 4 Direction is to help safeguard these existing employment sites by requiring that any change from office/light industrial to residential is fully scrutinised at the planning stage.

Please let me know if Southern Water have any comments to make on the proposed changes in the process of applying for these types of changes of use. Please give me a call if it is easier to discuss. Best wishes
Kevin

From: Karpezo, Marta [REDACTED]
Sent: 15 November 2019 14:02
To: PlanningPolicy [REDACTED]
Subject: RE: Article 4 Direction - South Downs National Park Authority

Dear Sirs

Further to your attached correspondence re the above subject, please find the attached our comments.

Please note that we commented separately on each of the proposed shown sites.

Kind Regards

Marta Karpezo
Planning Coordinator
for Hants and IOW

[REDACTED]
southernwater.co.uk



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Director of Planning
South Downs National Park Authority
South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH

Our ref
E10 Bedford Road

Date
15/11/2019

Contact
[REDACTED]

Dear Sir/Madam,

E10 Bedford Road Petersfield

Protection of Southern Water Assets

SWS is the statutory sewerage undertaker for the area of the proposed development. SWS has apparatus and interests in land which is the subject of the proposed application.

I enclose a spreadsheet listing the SWS's assets/easements in proximity to the proposed works, including approximate Grid references. You will need to obtain copies of SWS's records to ascertain the full extent of plant affected.

Please note: This is sensitive data and should not be placed on the public record. The information and data contained on these drawings are copyright to SWS and are provided as a guide to the approximate position and details of the assets listed in the documents accompanying this letter. SWS accepts no responsibility in the event of inaccuracy. The actual positions and details will need to be determined on site in all cases.

Appropriate protective provisions will be required to ensure the protection of SWS's assets and ensure that necessary provisions are in place to ensure that the apparatus can be maintained in perpetuity. Without such provisions the proposed application will have an unacceptable impact on SWS's assets.

We look forward to hearing from you in due course, ideally to agree protective provisions in advance of the submission of your application for a Development Consent Order. Correspondence relating to this response should be sent to Stuart Ward at the above address.



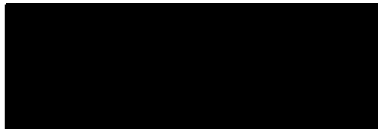
The information and data contained on these drawings or supplied by any other means are copyright to Southern Water Services Ltd. and are provided as a guide to the approximated position and details of Southern Water Assets as listed above, but Southern Water Services Ltd. accepts no responsibility in the event of inaccuracy. This information must be treated with caution and the actual positions and details should be determined on site, in all cases.

Southern Water Services Ltd. records will not necessarily record the location or show information associated with private sewers which may have become public sewers under the transfer of private sewers.

Any sewers shown coloured yellow on the plans may be public highway drainage, culverted watercourses or private sewers and should be subject to Site Investigation to establish their ownership and function.

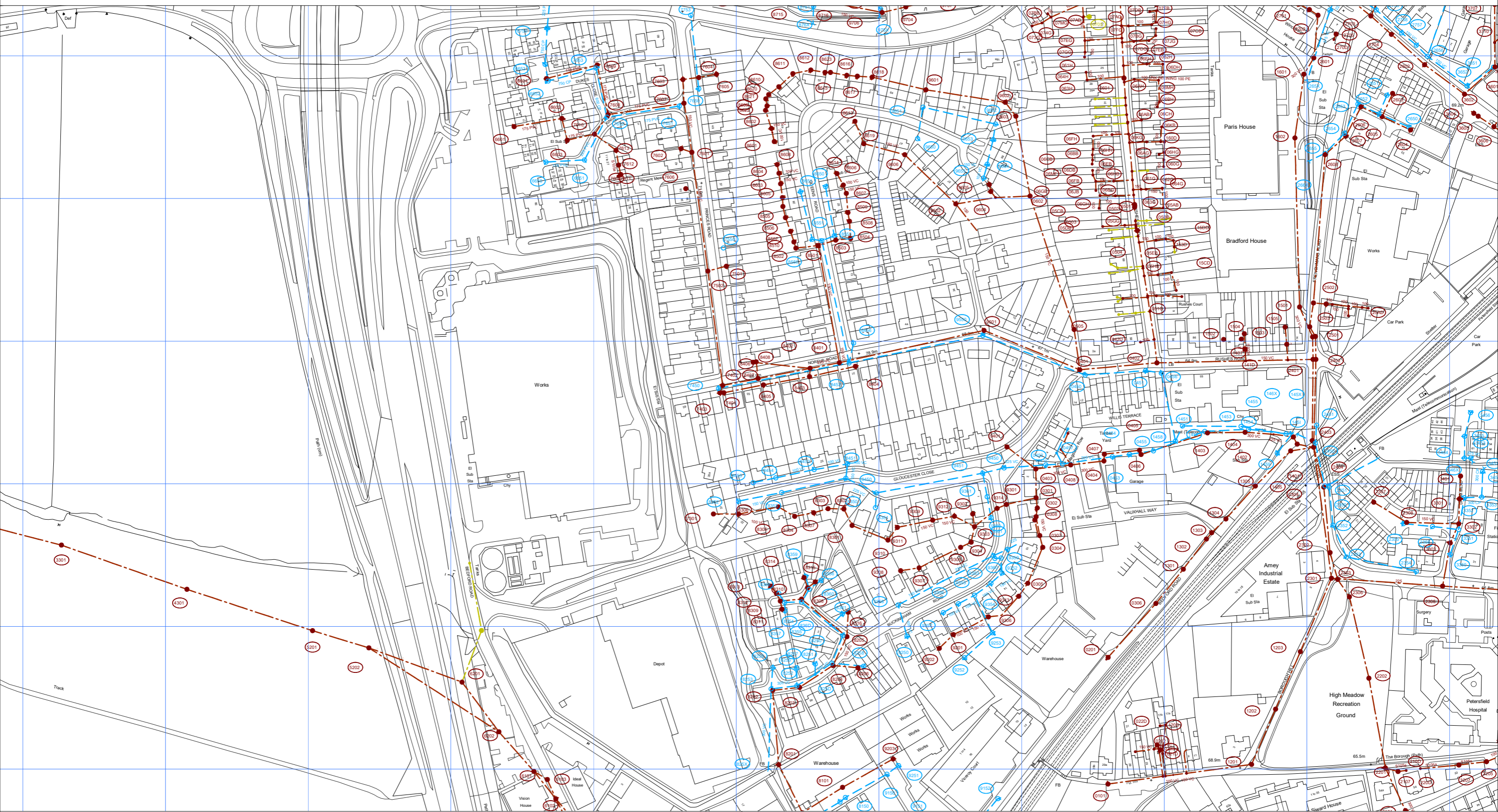
For any queries please contact us at [REDACTED]

Yours sincerely,



Tim Peacock-Bjurström
Technical Delivery Lead
Business Channels

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

Based upon Ordnance Survey Digital Data with the permission of the controller of H.M.S.O. Crown Copyright Reserved Licence No. WU 298530

O.S. REF: SU7323SE

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement

Scale: 1:2500

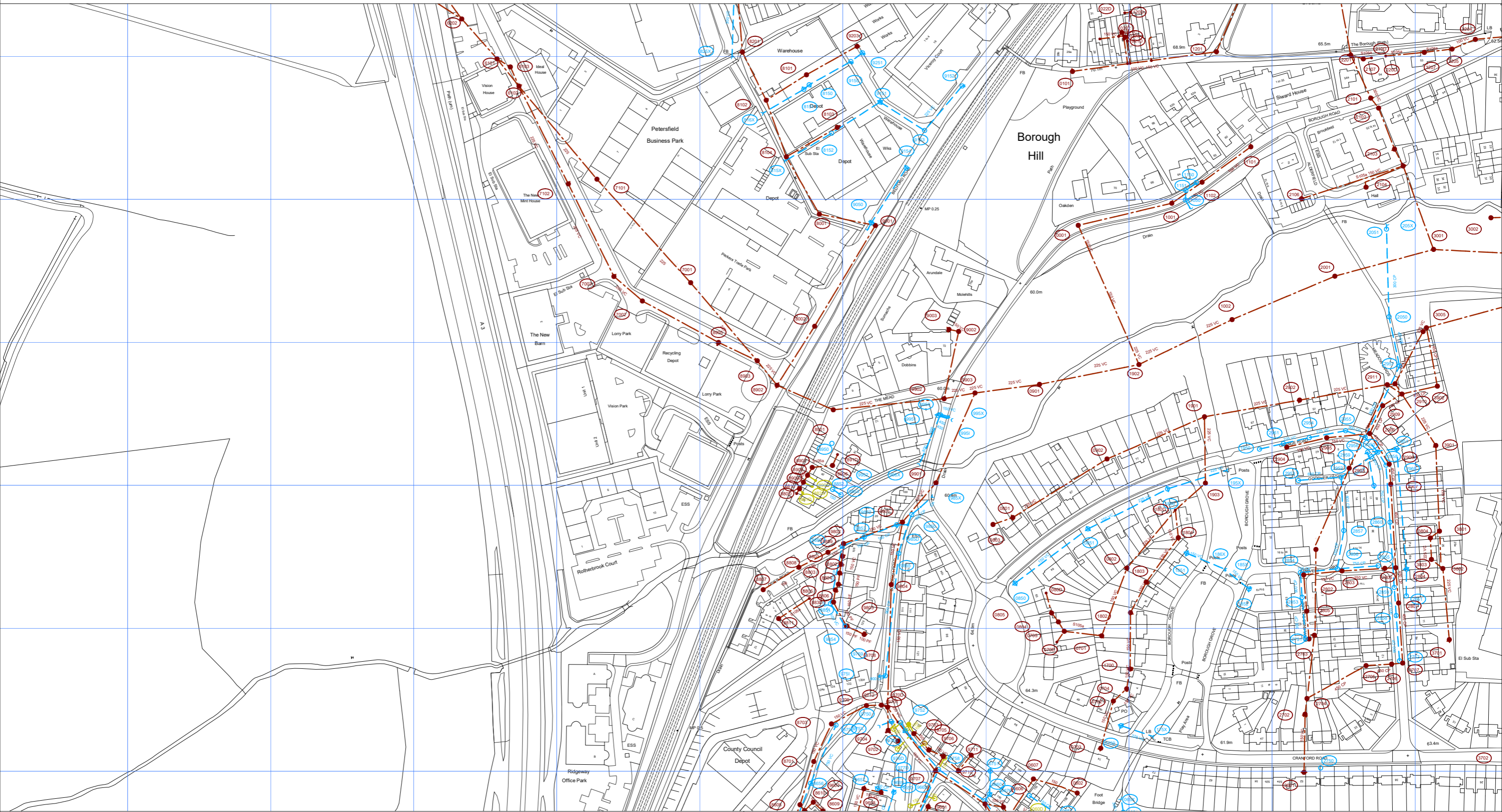


Printed By: kripad
Southern Water MapGuide Browser
Requested By:



Date: 6-11-2019

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: SU7322NE

Scale: 1:2500

Screen Print

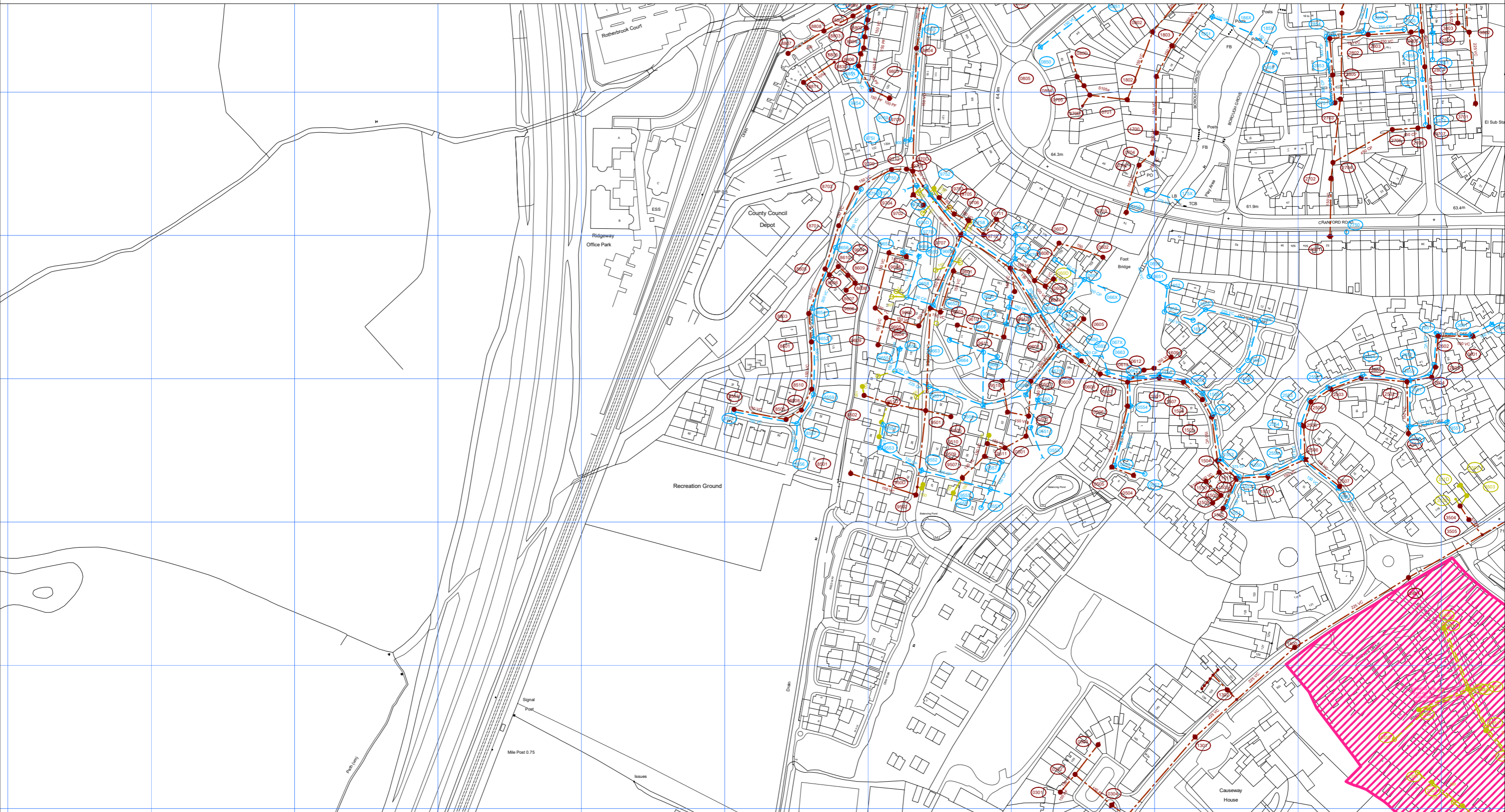
WARNING: BAC pipes are constructed of Bonded Asbestos Cement
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



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Southern Water MapGuide Browser
Requested By:

Date: 6-11-2019

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: SU7322NE

Scale: 1:2500

Screen Print

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Date: 6-11-2019



Director of Planning
South Downs National Park Authority
South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH

Our ref
C2 Hampers Common Industrial Estate

Date
15/11/2019

Contact
[REDACTED]

Dear Sir/Madam,

C2 Hampers Common Industrial Estate Petworth

Protection of Southern Water Assets

SWS is the statutory sewerage undertaker for the area of the proposed development. SWS has apparatus and interests in land which is the subject of the proposed application.

I enclose a spreadsheet listing the SWS's assets/easements in proximity to the proposed works, including approximate Grid references. You will need to obtain copies of SWS's records to ascertain the full extent of plant affected.

Please note: This is sensitive data and should not be placed on the public record. The information and data contained on these drawings are copyright to SWS and are provided as a guide to the approximate position and details of the assets listed in the documents accompanying this letter. SWS accepts no responsibility in the event of inaccuracy. The actual positions and details will need to be determined on site in all cases.

Appropriate protective provisions will be required to ensure the protection of SWS's assets and ensure that necessary provisions are in place to ensure that the apparatus can be maintained in perpetuity. Without such provisions the proposed application will have an unacceptable impact on SWS's assets.

We look forward to hearing from you in due course, ideally to agree protective provisions in advance of the submission of your application for a Development Consent Order. Correspondence relating to this response should be sent to Stuart Ward at the above address.



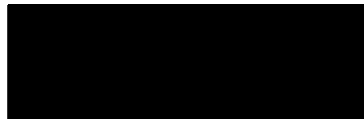
The information and data contained on these drawings or supplied by any other means are copyright to Southern Water Services Ltd. and are provided as a guide to the approximated position and details of Southern Water Assets as listed above, but Southern Water Services Ltd. accepts no responsibility in the event of inaccuracy. This information must be treated with caution and the actual positions and details should be determined on site, in all cases.

Southern Water Services Ltd. records will not necessarily record the location or show information associated with private sewers which may have become public sewers under the transfer of private sewers.

Any sewers shown coloured yellow on the plans may be public highway drainage, culverted watercourses or private sewers and should be subject to Site Investigation to establish their ownership and function.

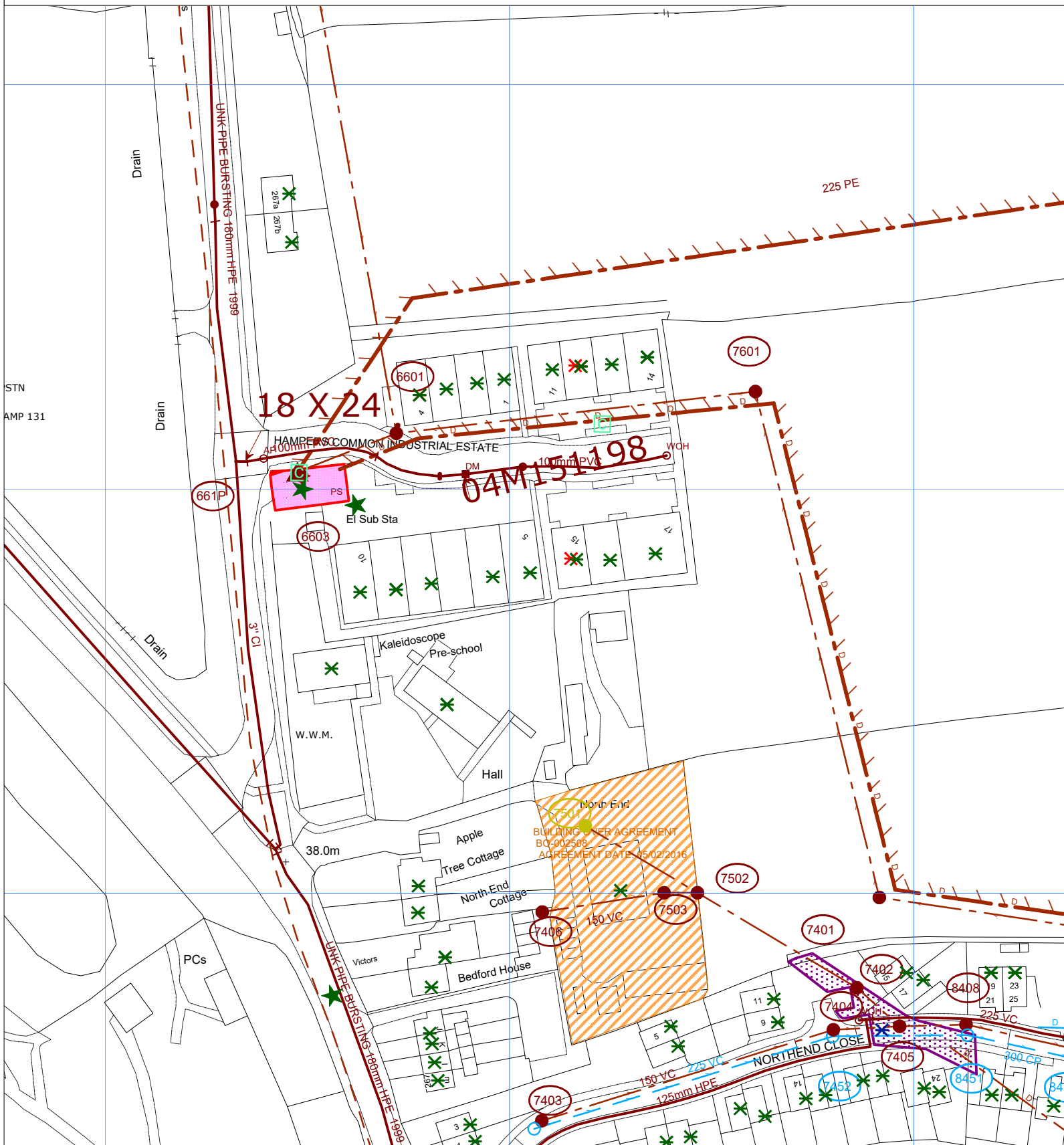
For any queries please contact us at [REDACTED]

Yours sincerely,



Tim Peacock-Bjurström
Technical Delivery Lead
Business Channels

SOUTHERN WATER



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O.S. REF: SU9722NE

Scale: 1:1250

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Requested By:

N





Director of Planning
South Downs National Park Authority
South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH

Our ref
L2, L3, L8 Central Lewes

Date
15/11/2019

Contact
[REDACTED]

Dear Sir/Madam,

L2, L3, L8 Central Lewes

Protection of Southern Water Assets

SWS is the statutory sewerage undertaker for the area of the proposed development. SWS has apparatus and interests in land which is the subject of the proposed application.

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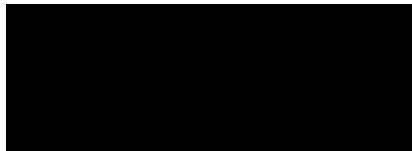
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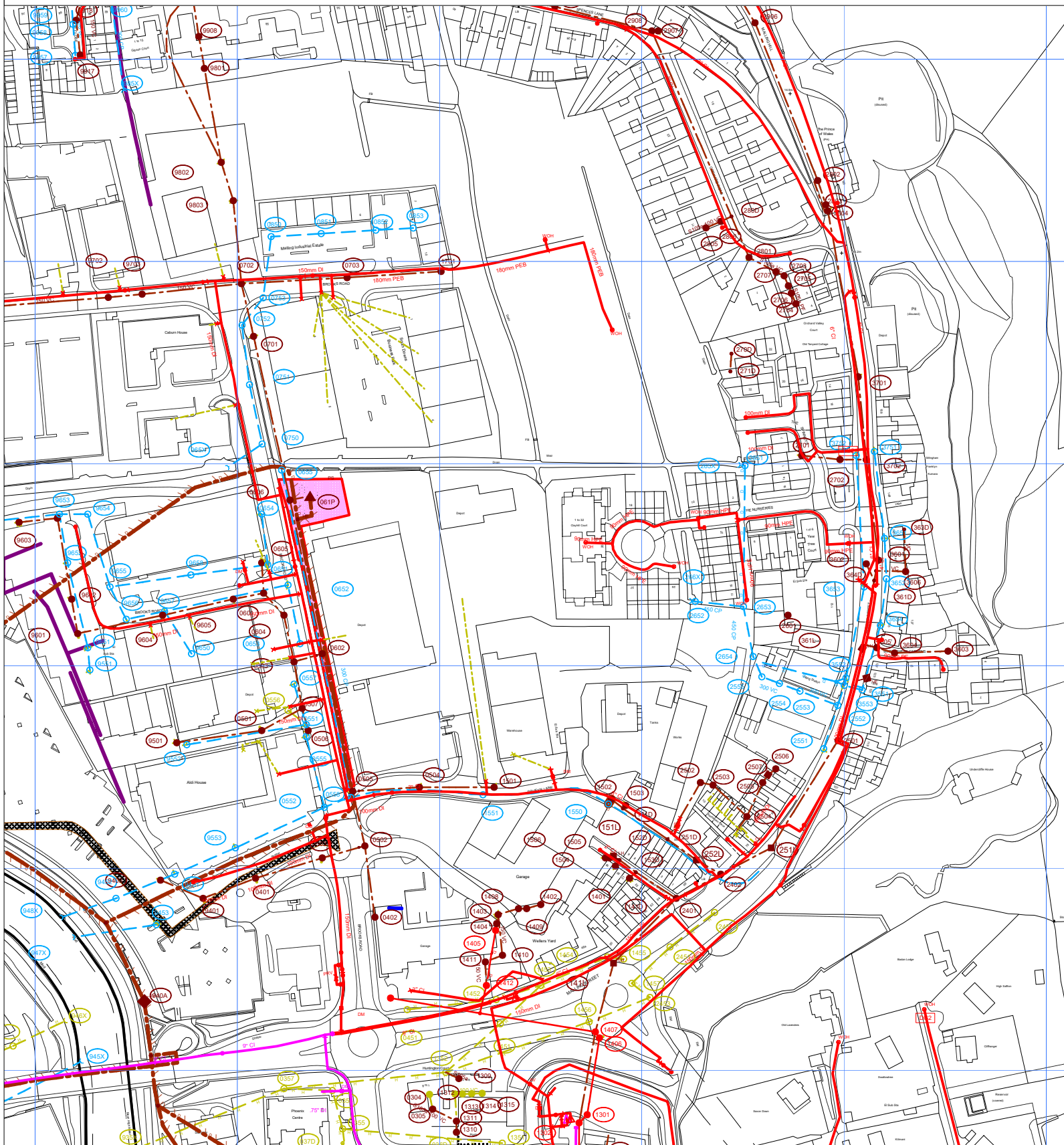
For any queries please contact us at [REDACTED]

Yours sincerely,



Tim Peacock-Bjurström
Technical Delivery Lead
Business Channels

SOUTHERN WATER



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O.S. REF: TQ4210NW

Scale: 1:2500

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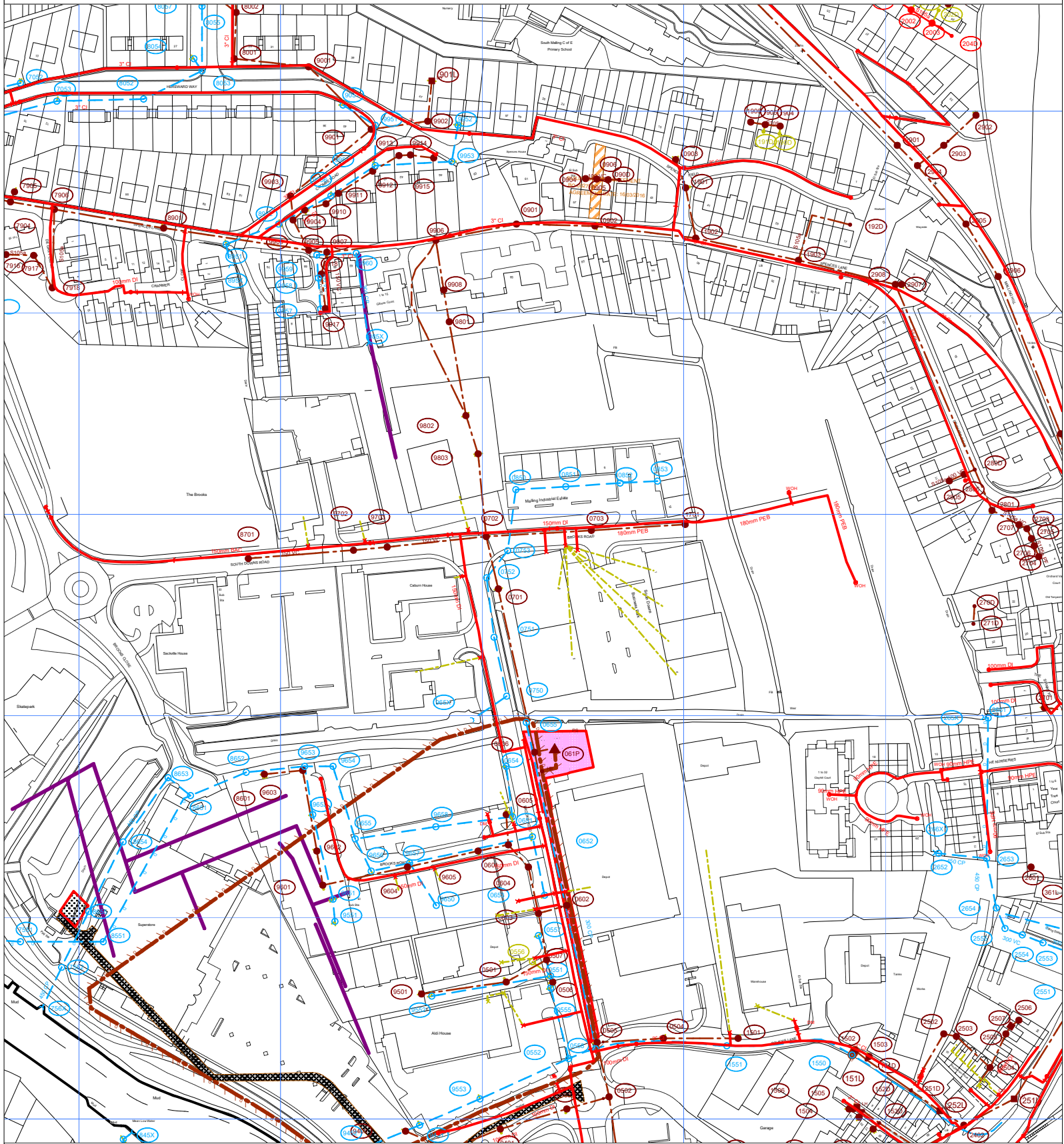
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SOUTHERN WATER



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