

Liz Pulley


From: Policy, Planning <Planning.Policy@southernwater.co.uk>
Sent: 08 June 2015 15:24
To: Neighbourhood Planning
Subject: RE: Publication of the Wisborough Green Neighbourhood Plan- Southern Water's response
Attachments: 150608 WisboroughGreenNDPSubmissionNewPolicy.doc; 150608 WisboroughGreenNDPSubmissionSS4.doc

Dear Sir/Madam,

Further to our email below, please find updated completed consultation forms (with the correct date inputted). I would be grateful if you could ignore the forms attached to our previous email.

Regards,

Clare Gibbons
Development Manager

 T. 01273 663143
www.southernwater.co.uk


From: Policy, Planning
Sent: 08 June 2015 15:03
To: 'Neighbourhood Planning'
Subject: RE: Publication of the Wisborough Green Neighbourhood Plan

Dear Sir/Madam,

Thank you for consulting us on the submission version of the Wisborough Green Parish NDP. Please find attached Southern Water's response. We would be grateful if you could keep us informed of any progress that is made.

Regards,

Clare Gibbons
Development Manager

 T. 01273 663143
www.southernwater.co.uk

From: Valerie Dobson [mailto:vdobson@chichester.gov.uk] **On Behalf Of** Neighbourhood Planning
Sent: 30 April 2015 11:12
Subject: Publication of the Wisborough Green Neighbourhood Plan

Publication of the Wisborough Green Parish Neighbourhood Plan

The Neighbourhood Planning (General) Regulations 2012 (Regulation 16)

Wisborough Green Parish Council as the qualifying body has prepared a neighbourhood development plan, entitled Wisborough Green Parish Neighbourhood Plan, for their parish with the help of the local community. The plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

Copies of the Neighbourhood Plan and supporting documentation are available to view on the District Council's website <http://www.chichester.gov.uk/neighbourhoodplan>

Hard copies are available for inspection at:

Chichester District Council

East Pallant House,
1 East Pallant
Chichester
PO19 1TY
(08:45 – 17:10 Mon – Thurs/ 08:45 – 17:00 Fri).

The period for submission of representations will run for six weeks from **Thursday 30th April until Thursday 11th June 2015**. Representations should arrive no later than **5.00pm on 11th June 2015**. All representations received will be available to view publicly.

To make representations:

Printed response forms are available from the locations listed above or can be downloaded and filled in electronically by visiting <http://www.chichester.gov.uk/neighbourhoodplan>

Completed response forms should be sent to:

- Neighbourhood Planning, Chichester District Council, East Pallant House, 1 East Pallant, Chichester PO19 1TY
- Or emailed to neighbourhoodplanning@chichester.gov.uk

Please note that any representations may include a request to be notified of the local planning authority's decision under regulation 19 in relation to the neighbourhood development plan.

Kind regards

Neighbourhood Planning

Chichester District Council
Tel: 01243 534571 | Fax: 01243 776766 | <http://www.chichester.gov.uk>
www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

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Representation Form

Wisborough Green Neighbourhood Plan

The Neighbourhood Planning (General) Regulations
2012 - Regulation 16

Wisborough Green Parish Council has prepared a Neighbourhood Plan. The plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

Copies of the Wisborough Green Neighbourhood Plan and supporting documents are available to view on the District Council's website: <http://www.chichester.gov.uk/neighbourhoodplan>.

All comments must be received by 5:00pm on 11th June 2015.

There are a number of ways to make your comments:

- Complete this form on your computer and email it to: neighbourhoodplanning@chichester.gov.uk
- Print this form and post it to us at: **Neighbourhood Planning, East Pallant House, 1 East Pallant, Chichester PO19 1TY**

All comments will be publicly available, and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by Chichester District Council in line with the Data Protection Act 1998.

How to use this form

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying which paragraph your comment relates to by completing the appropriate box.

PART A	Your Details
Full Name	Clare Gibbons
Address	Southern Water Southern House Lewes Road Brighton
Postcode	BN1 9PY
Telephone	
Email	Planning.policy@southernwater.co.uk
Organisation (if applicable)	Southern Water
Position (if applicable)	Development Manager
Date	8 th June 2015

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	New policy on the provision of infrastructure.
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

We can find no policies to support the delivery of new or improved infrastructure. New or improved water supply and wastewater infrastructure maybe required to serve new development identified in the Neighbourhood Development Plan (NDP) or meet stricter environmental standards. Without our proposed policy provision, the NDP does not meet the basic conditions necessary for a NDP as outlined below, namely to: have regard to national policies, be in general conformity with the strategic policies contained in the development plan for the area and contribute to the achievement of sustainable development.

National policies and guidance

Southern Water is the statutory water and sewerage undertaker for Wisborough Green. Our proposed policy provision would be in line with the main intention of the **National Planning Policy Framework (NPPF)** to achieve sustainable development. For example, one of the core planning principles contained in paragraph 17 of the NPPF is to *'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs'*. Also paragraph 157 of the NPPF requires positive planning for development and infrastructure required in an area. Page 8 of the **National Planning Policy Statement on Wastewater** states that 'Waste water treatment is essential for public health and a clean environment. Demand for **new and improved** waste water infrastructure is likely to increase in response to the following main drivers: **More stringent statutory requirements to protect the environment and water quality; Population growth and urbanisation; Replacement or improvement of infrastructure. Adaption to climate change'**.

Strategic policies

Policy 9 of Chichester's emerging **Local Plan** states that *'The Council will work with partners, neighbouring councils, infrastructure providers and stakeholders to ensure that new physical, economic, social, environmental and green infrastructure is provided to support the development identified in the Local Plan'*. Similar policy provision is sought for the NDP, which likewise allocates housing sites.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

To meet the basic conditions of a NDP, we propose the following additional policy:

New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community, subject to other policies in the development plan.

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.



Representation Form

Wisborough Green Neighbourhood Plan

The Neighbourhood Planning (General) Regulations
2012 - Regulation 16

Wisborough Green Parish Council has prepared a Neighbourhood Plan. The plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

Copies of the Wisborough Green Neighbourhood Plan and supporting documents are available to view on the District Council's website: <http://www.chichester.gov.uk/neighbourhoodplan>.

All comments must be received by 5:00pm on 11th June 2015.

There are a number of ways to make your comments:

- Complete this form on your computer and email it to: neighbourhoodplanning@chichester.gov.uk
- Print this form and post it to us at: **Neighbourhood Planning, East Pallant House, 1 East Pallant, Chichester PO19 1TY**

All comments will be publicly available, and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by Chichester District Council in line with the Data Protection Act 1998.

How to use this form

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying which paragraph your comment relates to by completing the appropriate box.

PART A	Your Details
Full Name	Clare Gibbons
Address	Southern Water Southern House Lewes Road Brighton
Postcode	BN1 9PY
Telephone	
Email	Planning.policy@southernwater.co.uk
Organisation (if applicable)	Southern Water
Position (if applicable)	Development Manager
Date	8 th June 2015

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	Policy SS4: Land to the rear of Winterfold
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

Policy SS4 allocates land to the rear of Winterfold for about 22 dwellings. In line with paragraph 162 of the **National Planning Policy Framework (NPPF)** and the **National Planning Practice Guidance (NPPG)**, we have undertaken assessments of the existing capacity of our infrastructure and its ability to meet the forecast demand for the proposed development. A connection to the local sewerage system at the nearest point of adequate capacity is the mechanism by which the development could provide the infrastructure necessary to serve it. So whilst we welcome the general recognition that sewerage infrastructure is given in the NDP, for the sake of clarity, we request specific provision in the site allocation policy.

This specific policy provision would facilitate the delivery of the requisite local infrastructure, in line with government policy and guidance, including:

- paragraph 17 of the NPPF requires plans to provide a practical framework for the determination of planning applications,
- paragraph 183 of the NPPF requires NDPs to set planning policies to determine decisions on planning applications,
- paragraph 41 of NPPG advises that *'A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared'*
- paragraph 45 of the NPPG directs that *'Infrastructure is needed to support development and ensure that a neighbourhood can grow in a sustainable way. The following may be important considerations for a qualifying body to consider when addressing infrastructure in a neighbourhood plan to be delivered in a sustainable way....'*

Strategic policies

Policy 9 of the latest version of the Chichester **Local Plan** states that *'Development and infrastructure provision will be coordinated to ensure that growth is supported by the timely provision of adequate infrastructure, facilities and services'*. Our proposed policy provision would ensure that a sustainable development is achieved in general conformity with this strategic planning policy.

Importantly, our proposed policy provision would give early warning to the developers that additional local infrastructure would be required to serve the proposed dwellings, ensure that this a consideration during the determination of any planning application and ultimately ensure delivery of the requisite local infrastructure in parallel with the development by way of a planning condition.

(Continue on separate sheet if necessary)