

Subject: FW: Publication of the Westbourne Neighbourhood Plan

From: PlanningSSD [mailto:PlanningSSD@environment-agency.gov.uk]
Sent: 18 July 2017 15:20
To: Neighbourhood Planning
Cc: Oxley, Marguerite; PlanningSSD
Subject: RE: Publication of the Westbourne Neighbourhood Plan

Dear Valerie,

Thank you for consulting the Environment Agency on the Westbourne Neighbourhood Plan 2017-2029 submission version April 2017.

Appendix 7 – Site Assessments

Flood Risk

We note that within this section some sites have been identified at being at risk of flooding, in accordance with the National Planning Policy Framework (NPPF) para 100-102, we recommend the Sequential Test is undertaken to ensure development is directed to the areas of lowest flood risk.

The Sequential Test should be informed by the Local Planning Authorities Strategic Flood Risk Assessment (SFRA).

We would have concerns if development is allocated in this flood zone without the Sequential Test being undertaken.

Waste Water Treatment

Within this section and for most of the sites identified it is stated under the heading of flooding, drainage and water sources section, that if *there is no capacity in the sewage system that a private system could be used/be possible*.

Whilst we note your concerns regarding the operation of the sewer system during high or prolonged periods of rainfall we do not consider that the requirement for on-site sewage treatment is the best way to resolve these. Discharges from wastewater treatment plants owned and operated by sewerage undertakers are significantly less likely to cause pollution than discharges from private plants treating domestic sewage or trade effluent. This is because discharges from public sewerage systems are much more likely to meet the standards set in their environmental permit as a result of effluent receiving more comprehensive and reliable treatment.

We expect developments discharging domestic sewage to connect to the public foul sewer where it is reasonable to do so. The Environmental Permitting Regulations 2010 also specify that a small sewage discharge to water or groundwater is only exempt from the requirement for a permit if it “cannot reasonably, at the time it is first made, be made to the foul sewer”.^[1]

At this time we do not consider that it would be unreasonable for the proposed sites to connect to the public foul sewer and therefore we can indicate that the applicant would be very unlikely to obtain a permit for private on-site sewage treatment plant.

The point at which the development connects to the sewer network is agreed with Southern Water, and is considered to be at the nearest point of capacity. Where there are concerns with the capacity of the sewerage network to accept additional foul flows then the connection could be required to be made directly to the Wastewater Treatment Works.

We would recommend that the requirement for on-site sewage treatment plants is removed from both policy 1 and 5.

We would also recommend that you speak with Southern Water to understand their requirements in relation connection to the sewer.

Should you have any further queries please do not hesitate to contact me on the number below.

Many thanks,

Charlotte

Charlotte Lines | Principal Planning Officer Sustainable Places West | Solent and South Downs Area | Environment Planning and Engagement
Environment Agency | Romsey | Canal walk | Romsey | SO51 7LP
Tel: 02084745838
charlotte.lines@environment-agency.gov.uk (or PlanningSSD@environment-agency.gov.uk)

If you need to undertake a Flood Risk Assessment take a look at the helpful [FRA template](#)

From: Valerie Dobson [<mailto:vdobson@chichester.gov.uk>] **On Behalf Of** Neighbourhood Planning
Sent: 12 June 2017 10:09
Subject: Publication of the Westbourne Neighbourhood Plan

Publication of the Westbourne Neighbourhood Plan

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

Westbourne Parish Council as the qualifying body has prepared a neighbourhood development plan, entitled Westbourne Neighbourhood Plan 2017 - 2029, 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 Westbourne Neighbourhood Plan and supporting documentation are available to view on the District Council's website:

<http://www.chichester.gov.uk/neighbourhoodplan#westbourne>

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)

In Westbourne:

The White Horse Inn, The Square, Westbourne PO10 8EU
(12.00 – 23.00 Mon – Sat, 10.30 – 22.00 Sun)

Westbourne Social Club, River Street, Westbourne PO10 8TG
(18.00 – 23.00 Mon/Tues; Closed Wed/Thurs; 18.00 – 23.30 Fri; 12.00 – 15.00 and 18.00 – 00.00 Sat; 12.00 – 22.30 Sun)

The period for submission of representations will run from Monday 12 June 2017 until Monday 24 July 2017. Representations should arrive no later than **5.00pm on Monday 24 July 2017**. 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: 01243785166| Fax: 01243776766

<http://www.chichester.gov.uk> | www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

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