

Liz Pulley

From: Policy, Planning <Planning.Policy@southernwater.co.uk>
Sent: 28 February 2018 12:11
To: Neighbourhood Planning
Subject: FW: Selsey Neighbourhood Plan Consultation
Attachments: 180323 SelseyNeighbourhoodPlanSubmission.pdf

Dear Sir/Madam,

Thank you for your email below inviting Southern Water to comment on the Selsey Neighbourhood Plan. Please find attached a completed representation form containing our comments for your consideration.

We look forward to being kept updated of the future progress of the Selsey Neighbourhood Plan.

Michael Tucker
Planning Assistant

T. 01273 663742
www.southernwater.co.uk

-----Original Message-----

From: Lucy Harding [mailto:lharding@chichester.gov.uk] On Behalf Of Neighbourhood Planning
Sent: 09 February 2018 13:44
Subject: Selsey Neighbourhood Plan Consultation

Dear Sirs,

Consultation on the Selsey Neighbourhood Plan under Regulation 16 of The Neighbourhood Planning (General) Regulations 2012 (as amended)

Selsey Town Council as the qualifying body has prepared a neighbourhood development plan, entitled Selsey Neighbourhood Plan 2017, 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 Selsey Neighbourhood Plan and supporting documentation are available to view on the District Council's website: <http://www.chichester.gov.uk/neighbourhoodplan#selsey>

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 Selsey:
Selsey Town Council,
Town Hall Complex,
55 High Street,
Selsey,
West Sussex
PO20 0RB.

(Opening hours are Monday to Friday, 9.30am to 4pm).

The period for submission of representations will run from Friday 9 February until Friday 23 March 2017. Representations should arrive no later than 5.00pm on 23 March 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#selsey>

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<<mailto: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

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

LEGAL DISCLAIMER

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. However, any views or opinions presented are solely those of the author and do not necessarily represent those of Chichester District Council.

If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited.

Communications on or through Chichester District Councils computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.

If you have received this e-mail in error please notify the Chichester District Council administrator.

E-mail or phone 44 (0) 1243 785166
Mail-Admin@chichester.gov.uk

This e-mail is intended solely for the person or organisation to which it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you are prohibited from copying, disclosing or distributing this e-mail or its contents (as it may be unlawful for you to do so) or taking any action in reliance on it. If you receive this e-mail by mistake, please delete it then advise the sender immediately. Without prejudice to the above prohibition on unauthorised copying and disclosure of this e-mail or its contents, it is your responsibility to ensure that any onward transmission, opening or use of this message and any attachments will not adversely affect your or the onward recipients' systems or data. Please carry out such virus and other such checks as you consider appropriate. An e-mail reply to this

address may be subject to monitoring for operational reasons or lawful business practices. This e-mail is issued by Southern Water Services Limited, company number 2366670, registered in England and having its registered office at Southern House, Yeoman Road, Worthing, BN13 3NX, England. In sending this e-mail the sender cannot be deemed to have specified authority and the contents of the e-mail will have no contractual effect unless (in either case) it is otherwise agreed between Southern Water Services Limited and the recipient.

This message has been scanned for malware by Websense. www.websense.com

LEGAL DISCLAIMER

Communications on or through Chichester District Councils computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.



Representation Form

Selsey Neighbourhood Plan

The Neighbourhood Planning (General) Regulations
2012 - Regulation 16

Westbourne 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 Westbourne 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 23 March 2018.

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**

Important Note: 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	Michael Tucker
Address	Southern House Lewes Road Falmer Brighton
Postcode	BN1 9PY
Telephone	01273 663742
Email	Planning.policy@southernwater.co.uk
Organisation (if applicable)	Southern Water
Position (if applicable)	Planning Assistant
Date	28 February 2018

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	003
------------------	--	-------------------	-----

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:

Southern Water understands the desire to protect land outside of the settlement boundary from development. However, we cannot support the current wording of Policy 003 where it states: '*Outside the Settlement Boundary development will not be permitted unless it is specifically and expressly supported by another policy of the development plan and complies with all other policy requirements of the development plan.*' This is because Policy 003 in its current form contains no allowance for the provision of essential utility infrastructure.

Preventing development outside the built up area is not in line with the National Planning Policy Framework (NPPF), unless the land has been designated as Green Belt (Paragraph 89). Paragraph 80 of the NPPF establishes that one of the purposes of Green Belt land is '*to assist in safeguarding the countryside from encroachment*'. However, caveats necessarily exist, and in the case of Green Belts, paragraph 90 of the NPPF states that '*certain other forms of development are also not inappropriate*', including '*engineering operations*'.

Due to the need to connect into the existing sewerage network, there may be limited options available for the location of new sewerage infrastructure (e.g. a new pumping station), and since such works would be classified as 'engineering operations', it is considered that the provision of sewerage infrastructure constitutes appropriate development. The National Planning Practice Guidance (ref: 34-005-20140306) recognises this scenario and states that '*it will be important to recognise that water and wastewater infrastructure sometimes has particular locational needs (and often consists of engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered*' (our highlight).

In addition, Policy 45 of the Chichester Local Plan states that: '*Within the countryside, outside Settlement Boundaries, development will be granted where it requires a countryside location and meets the essential, small scale, and local need which cannot be met within or immediately adjacent to existing settlements.*' As has been established, essential utilities infrastructure may require a countryside location, and so by restricting the provision of essential utilities infrastructure in the countryside, Policy 003 is not in conformity with the strategic policies of the development plan for the area.

Therefore Policy 003 of the Selsey Neighbourhood Development Plan does not meet the basic conditions necessary for a Neighbourhood Development Plan (NDP), namely:

- to have regard to national policies and advice contained in guidance issued by the Secretary of State and contribute to the achievement of sustainable development.
- to be in conformity with the strategic policies of the development plan for the area.

What improvements or modifications would you suggest?

Our proposed amendment would accordingly be in line with the NPPF and NPPG and so enable the basic conditions of a Neighbourhood Plan to be met (new text is underlined):

'Outside the Settlement Boundary development will not be permitted unless it is specifically and expressly supported by another policy of the development plan and complies with all other policy requirements of the development plan, unless it is required for the provision of essential utility infrastructure, where the benefit outweighs any harm, and it can be demonstrated that there are no reasonable alternative sites available.'

(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.