

Southbourne Neighbourhood Plan Review

Response to Statement of Examiner (16 Dec 2021) - Waste Water Treatment Capacity

1. This statement sets out the position of Metis Homes Limited in respect of the Position Statement (November 2021) and Statement of Common Ground (SoCG) (February 2021) relating to waste water treatment capacity at Thornham Waste Water Treatment Works (WWTW), which serves the catchment for the proposed allocation under Policy SB2 of the emerging Southbourne Neighbourhood Plan Review (NPR).
2. On the basis of the SoCG there was available capacity for 950 dwellings at Thornham WWTW as of this time last year (Jan 21). Southern Water are currently preparing a Drainage and Wastewater Management Plan (DWMP) which will look at the need for wider options to facilitate growth in the area. This is due to be finalised in 2023 to inform the investment period 2025-2030.

Deliverability of the Allocation under Policy SB2

3. The principle of an on-site or off-site foul solution for development of the scale identified in Policy SB2 (circa 1,250 dwellings) is acceptable. We refer the Examiner to an allocation of 1,600 dwellings to the West of Chichester (Policy 15 of the currently adopted Local Plan Key Policies 2014-2029) where the initial planning application for 750 dwellings (application reference. 14/04301/OUT) was submitted on the basis of two potential foul drainage solutions (on site treatment or connection to public sewer) given foul drainage capacity issues at Apuldram WWTW at that time. The description of development for the application is provided below for clarity:

Outline planning application with all matters reserved (except for access) for the first phase of development for up to 750 homes with access from Old Broyle Road, temporary access from Clay Lane, a local centre (with associated employment, retail and community uses), primary school, informal and formal open space (including a Country Park), playing pitches, associated landscaping, utilities and drainage infrastructure with on site foul sewage package treatment plant or pumping station with connection to Tangmere Waste Water Treatment Works.

4. The acceptability of this approach is covered by paragraphs 8.39 – 8.53 of the Officer's Report to Committee, which is attached to this statement for reference.
5. The Position Statement and SoCG provide information on existing capacity and timescales for assessing/delivering increased capacity at Thornham WWTW. This information relates to one foul drainage solution only. An alternative on site foul drainage solution can be provided as necessary so the allocation under Policy SB2 (including Metis Homes land) remains deliverable in the context of paragraph 68 of the National Planning Policy Framework (NPPF).

Phased Approach

6. The Metis Homes parcels south of the railway line have been proposed as part of the early phase of development in the Consortium masterplan and in highways assessment work (iTransport Traffic Impact Study and the Stantec Southbourne Level Crossing Baseline Safety Review).
7. It is the preference of Metis Homes to deliver a foul drainage solution which uses the public sewer and an initial approach has been made to Southern Water regarding capacity and feasibility.
8. In the event that Southern Water are unable to provide capacity within a sensible timescale, then there is the potential to provide an on-site solution, with a treatment system that discharges into the existing watercourse on site, subject to agreement with the Environment Agency and Southern Water where appropriate.
9. Mayer Brown, the Metis Homes Drainage Consultant for their Southbourne land and also the Drainage Consultant for the West of Chichester planning application, have undertaken Initial feasibility work based on an overall development of up to 200 dwellings on the Metis land south of the railway line. This work confirms that an on-site approach is deliverable for the Metis land identified in Policy SB2 of the NPR and it is consistent with the approach adopted for West of Chichester. Therefore, the Metis Homes land remains deliverable as an early phase of development.

Patrick Barry
Director

A handwritten signature in black ink, appearing to read "P Barry".