



Representation Form

Southbourne Modified Neighbourhood Plan 2014-2029 Submission Modified Plan (January 2023)

The Neighbourhood Planning (General) Regulations 2012 - Regulation 16

Southbourne Parish Council has prepared a modified Neighbourhood Plan. The modified 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 Southbourne Modified Neighbourhood Plan 2014-2029 Submission Modified Plan (January 2023) and supporting documents are available to view on Chichester District Council's website:

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

All comments must be received by 5:00 pm on 14 April 2023.

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**

Use of your personal data

All comments in Part B below will be publicly available and identifiable by name and (where applicable) organisation. Please note that any other personal information included in Part A below will be processed by Chichester District Council in line with the principles and rights set out in the UK GDPR (General Data Protection Regulation) and the Data Protection Act 2018, which cover such things as why and for how long we use, keep and look after your personal data.

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 to which paragraph your comment relates by completing the appropriate box.

PART A	Your Details
Full Name	Charlotte Mayall
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)	Regional Planning Lead
Date	28 March 2023

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	SB20
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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:

Southern Water is the statutory wastewater undertaker for the Parish of Southbourne. We note that our suggested modifications in the Regulation 14 consultation were not addressed, and therefore have re-emphasised our key points below.

The modifications sought to reflect the difference that exists between the separate requirements for wastewater conveyance (ie the sewer network of pipes and/or pumping stations) and wastewater treatment (ie the Wastewater Treatment Works (WTW) which cleans wastewater before it is returned to the environment). This differentiation will help to ensure clarity when this policy is applied to future decision making on planning applications, and will ensure the policy meets the Basic Conditions, having regard to national policy, specifically paragraph 16(d) of the National Planning Policy Framework (NPPF) 2021.

In addition to the above, and with reference to Section A(ii) of this policy, whilst we support the requirement for higher water efficiency standards in new development, we would add that one of Southern Water's key priorities for reducing flows in the wastewater network is to prevent surface water from entering these systems. This may be through our work to remove existing surface water connections to the foul network, and in addition, through our reliance on the planning system to ensure new connections of surface water to foul/combined systems are not permitted to be made.

Unless or until Schedule 3 of the Flood and Water Management Act 2010 is enacted, water companies cannot refuse applications to connect surface water to combined sewer networks. If flooding occurs due to excessive prolonged rainfall, a policy to prevent surface water from being connected to the foul/combined sewer network will help to ensure that new development does not add to the pressure already placed on sewer networks and storm overflows during wet weather.

The addition of a new criterion (v) suggested below will also ensure the neighbourhood plan meets the Basic Conditions by aligning with the emerging Chichester Local Plan, in which Policy NE16 sets out in criterion c) that '*no surface water from new development will be discharged to the public foul or combined sewer system*'.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Proposed amendment

Having regard to the above, we propose the following modifications to Policy SB20, section A(i) along with a new criterion (v) as follows (new text underlined);

- i. The sewer network can accommodate the additional demand for sewerage disposal either in its existing form, through interim solutions or through planned improvements to the system to ensure sufficient wastewater conveyance and treatment capacity is in place in advance of the first occupation of the development;*
- ii. The Water Efficiency Standard of 110 litres per person per day as set out in the National Technical Standards will be achieved in new development to reduce the volume of wastewater entering the foul sewer;*

[...]

- v. Surface water should be managed as close to source as possible, following the drainage hierarchy, and will not be permitted to drain to the foul or combined sewer network.*

(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.

Matthew Burle

From: Policy, Planning <Planning.Policy@southernwater.co.uk>
Sent: 28 March 2023 12:10
To: Neighbourhood Planning
Subject: [EXTERNAL] FW: Publication of Southbourne Modified Neighbourhood Plan 2014-2029
Attachments: 230414 Southbourne_Modified_NP_Response.docx

This Message originated outside your organization.

Dear Sir/Madam,

Thank you for your email below, inviting Southern Water to comment on the Submission version of the Southbourne Modified Neighbourhood Plan. Please find our completed response form attached.

We look forward to being kept informed of the Plan's progress.

Yours faithfully,

Charlotte Mayall
Strategic Planning Lead
Hampshire, West Sussex & Isle of Wight

M. 07908 255007
southernwater.co.uk



From: Valerie Dobson <vdobson@chichester.gov.uk> **On Behalf Of** Neighbourhood Planning
Sent: 02 March 2023 10:07
Subject: Publication of Southbourne Modified Neighbourhood Plan 2014-2029

Publication of the Southbourne Modified Neighbourhood Plan 2014-2029

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

Southbourne Parish Council as the qualifying body has reviewed and prepared a modified neighbourhood development plan, entitled Southbourne Modified Neighbourhood Plan 2014-2029 Submission Modified Plan (January 2023), 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 Southbourne Modified Neighbourhood Plan 2014-2029 and supporting documentation are available to view on the District Council's website under the entry for Southbourne:

<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
(09:00 – 16:00 Mon – Fri)

In Southbourne:

Parish Council Office: Village Hall, First Avenue, Southbourne, PO10 8HN Tel: 01243 373667
Monday – Thursday, 9.00 am – 5.00 pm

Southbourne Library: First Avenue, Southbourne, Emsworth PO10 8HP Tel: 01243 375924
Monday – Friday 1.00 pm – 5.00 pm

Bourne Leisure Centre: Park Road, Southbourne, Emsworth PO10 8PG Tel: 01243 376101
Monday – Thursday 7.00 am – 9.00 pm; Friday 7.00 am – 8.00 pm; Saturday 7.00 am – 5.00 pm; Sunday
9.00 am – 5.00 pm

The Sussex Brewery: 36 Main Road, Hermitage, Emsworth PO10 8AU Tel: 01243 371533
Monday-Saturday 12.00 noon-11.30 pm; Sunday 12.00 noon 9.00 pm

Mamawu's Café: Main Road, Nutbourne, PO18 8RY
Monday – Sunday 9.00 am – 4.00 pm

The period for submission of representations will run from **Thursday 2 March 2023** until **Friday 14 April 2023**.

All representations will be publicly available and identifiable by name and (where applicable) organisation. Please note that any other personal information will be processed by Chichester District Council in line with the principles and rights set out in the UK GDPR (General Data Protection Regulation) and the Data Protection Act 2018, which cover such things as why and for how long we use, keep and look after your personal data.

Representations should arrive no later than **5.00pm on Friday 14 April 2023**. 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,



Valerie Dobson

Principal Planning Policy Officer
Planning Policy
Chichester District Council

Ext: 34594 | Tel: 01243534594 | vdobson@chichester.gov.uk | Fax: 01243776766 | <http://www.chichester.gov.uk>
East Pallant House opening hours: 9am-4pm Monday to Friday





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