



Boxgrove Parish Council

Your Ref:

By Email

Our Ref:

Date:
31 October 2017

Contact:
01273 663742

Dear Sir/Madam,

Boxgrove Neighbourhood Plan – pre-submission

Thank you for your email of 20 September inviting Southern Water to comment on the second Pre-Submission version of Boxgrove's Neighbourhood Plan.

We are pleased to note that most of our previous representations have been addressed in this version of the Plan, however we have made some additional comments which we hope you will find useful.

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

Yours faithfully,

CMayall

Charlotte Mayall
Planning Coordinator

Policy EH4: Surface water management
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Southern Water support this policy and its intention to limit additional flood risk as a result of any new development. We would add that whilst Southern Water is not responsible for land drainage or the risk of flooding from rivers, surface water, ordinary/minor watercourses, or groundwater, flooding from such sources can adversely impact the functioning of our assets.

In connection with the drainage and flooding issues affecting Boxgrove as set out in paragraph 3.3.2 of the Boxgrove Neighbourhood Plan, Southern Water welcome the aim of the Parish council not to exacerbate the level of flood risk in the area, as an increased risk could affect the functioning of the foul drainage network. Therefore, Southern Water would expect new development to apply the drainage hierarchy for surface water as set out in the Planning Practice Guidance and Approved Document H3 of the Building Regulations.

Additional policy on the provision of water and wastewater infrastructure

Southern Water is the statutory wastewater undertaker for Boxgrove and as such has a statutory duty to serve new development within the parish.

Although there are no current plans, over the life of the Neighbourhood Plan, it may be that we will need to provide new or improved infrastructure either to serve new development and/or to meet stricter environmental standards.

It is important to have policy provision in the Neighbourhood Plan which seeks to ensure that the necessary infrastructure is in place to meet these requirements. However, we could find no policies to support the provision of new or improved utility infrastructure. 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 the National Planning Practice Guidance states that '*Adequate water and wastewater infrastructure is needed to support sustainable development*'.

Although the Parish Council is not the planning authority in relation to wastewater development proposals, support for essential infrastructure is required at all levels of the planning system.

Proposed amendment

To ensure consistency with the NPPF and facilitate sustainable development, we propose an additional policy as follows:

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 plan