

Issue 09 Energy Water and Waste

- 9.1 Is the reference to the 'Passivhaus' standard within policy WEL36 justified? If it is then what is the justification for only 10% of dwellings being expected to meet that standard?**

The Joint Promoters (JP) are content that the reference to 'Passivhaus' standard is justified because it is set within the context of a viability test. JP have withdrawn the objection to WEL36.

- 9.2 Are there other renewable energy targets, for example in relation to thermal efficiency and energy generation that should be referred to in LP3 and which could then be reflected in the Energy Strategy that is to accompany the relevant planning applications?**

JP are content that LP3 addresses this issue comprehensively. Standards are properly dealt with as part of the Building Regulations.

- 9.3 Policies should provide a clear indication of how a decision maker should react to a development proposal. However, there is uncertainty regarding water supply and wastewater disposal. The supporting text to policy WEL37 advises that water supply and wastewater treatment services will need to be delivered 'potentially prior to the first main residential phase'. If this is the case why is the policy not more specific about how these infrastructure elements will be secured?**

Currently the strategy for waste water discharge from the development is not confirmed but there are a number of feasible options that are being considered which include (1) discharge off site to Southern Water Services (SWS) waste water treatment works at Peel Common; (2) discharge off-site to Albion Water (AW) waste water treatment works at Knowle; or (3) discharge to an onsite waste water treatment works. All three options are technically viable and the commercial position needs to be assessed as part of the strategy process, however at this stage the preferred solution is not known but options are available that allow the development to catered for from the outset if required.

Water supply can be achieved by two means; either through the incumbent provider for the area, Portsmouth Water (PW), who have apparatus within and across the site; OR as part of an enhanced waste water strategy with AW whereby surface water run-off is collected and re-used as a non-potable supply – AW would also be the provider of potable water. As with the waste water strategy a preferred solution is not known but options are available that allow the development to be catered for from the outset if required.

- 9.4 Has the issue of flood risk been adequately assessed and considered, particularly in relation to the communities of Wallington, Funtley and Titchfield?**

Comprehensive assessments have been undertaken by FBC as part of the plan making process. Flood Risk Assessment will be undertaken as part of the planning application process for Welborne. This will provide the opportunity to rigorously test flood risk mitigation measures.

9.5 Is there evidence that a satisfactory sustainable Urban Drainage System (SuDS) can be delivered?

FBC have considered this issue in the preparation of the Welborne Plan. The practical operation of a SuDS will be tested again in the Environmental Statement that will accompany an outline planning application.

9.6 Is policy WEL40 and in particular the location of the Household Waste Recycling Centre, appropriate and justified?

JP are content that Policy WEL40 is adequately justified.