

Comment on the Draft Fareham Local Plan 2036

How to have your say

Complete this form to comment on the Draft Local Plan. Please submit it to the Council by Friday 8 December 2017. You can download the pdf and type on to it before emailing it back to consultation@fareham.gov.uk. You can leave more than one comment.

Provide us with your details

Please provide your contact details at the end of this survey. Doing this will help us to understand where people's views are coming from. Your name and address may be published but it will not be used for any other purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

SP5: Development in the Countryside

Please comment below:

Southern Water is the statutory wastewater undertaker for the whole of Fareham Borough, and supplies water to the western half of the Borough. Southern Water understands Fareham Borough Council's intention to protect the countryside from development, and notes that Peel Common Wastewater Treatment Works (WTW), which treats wastewater arising from Fareham Borough, as well as several pumping stations, are included in the area designated as countryside. Whilst Southern Water appreciates that there is, as stated in paragraph 4.36, flexibility in these policies 'to support the provision of essential services' - and considers wastewater treatment qualifies as an 'essential service' - Policy SP5 stipulates 'essential services for **rural** communities' (our highlight). It is felt that this definition has the potential to restrict Southern Water from delivering essential infrastructure to serve new and existing development, since its essential services whilst potentially requiring a countryside location, are utilised throughout the Borough.

Paragraph 116 of the **National Planning Policy Framework (NPPF)** establishes that development should be permitted in designated areas in exceptional circumstances, where it can be demonstrated that the proposal is in the public interest. This approach is further supported by paragraph 118, which describes the principle that development should be permitted, if the benefit outweighs any harm. Provision of sewerage and waste water infrastructure would be in the public interest, as it would serve both existing and new development.

Also there are limited options available for the location of new water or sewerage infrastructure (e.g. a new pumping station) due to the need to connect into the existing network, so it is considered that the provision of water or wastewater infrastructure constitutes 'exceptional circumstances'. The **National Planning Practice Guidance** recognises this scenario and states that '*it will be important to recognise that water and wastewater infrastructure sometimes has needs particular to the location (and often consists of engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered*'.

We would therefore suggest the following minor amendment to Policy SP5 as follows:

Proposals for development in the countryside which have a genuine and proven need for a countryside location, such as that necessary for agriculture, forestry, horticulture, as well as essential services for rural communities, will be supported, subject to their location, scale and design.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

D5: Energy and Water Efficiency

Please comment below:

Southern Water supports Fareham Borough Council's intention to achieve a water efficiency of '110 litres per day', but would suggest there is possibly a typographical error and this should state '110 litres per person per day' in order to be in line with Building Regulations.

Further, to ensure sustainable development, Southern Water would more strongly support this target for water efficiency if it could be applied to *all* new development within the Borough, rather than solely in areas where there are presently water supply issues. This approach is supported in paragraph 99 of the National Planning Policy Framework, which states '*Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply [...]. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change*'. (Our highlight).

Therefore, in order to strengthen the effectiveness of the Council's aim to minimise impact on the water environment, we propose the following amendments to Policy D5:

To minimise impact on the water environment, all new dwellings that are located where there are water supply issues shall achieve the Optional Technical Housing Standard for Water efficiency of no more than 110 litres per person per day as described by the Building Regulations (Part G).

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

D6: Water Resources

Please comment below:

Southern Water supports Fareham Borough Council's policy D6 which seeks to ensure that development provides for the satisfactory supply and disposal of surface and waste water, as well as to manage and protect water resources.

We would add that development should follow the Building Regulations H3 (3) requirement to follow a drainage hierarchy, whereby surface water is dealt with separately from foul as a priority, which is in line with Southern Water's aim to promote the efficient and sustainable use of water resources and wastewater assets.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

INF1: Infrastructure Delivery

Please comment below:

Southern Water supports the requirement for development to provide and/or contribute towards the delivery of new or improved infrastructure. This is in line with Ofwat's view that local infrastructure, such as local sewers, should be funded by the development if this is specifically required to service individual development sites. However, strategic infrastructure such as extensions to wastewater treatment works can be planned and funded through the price review process, and coordinated with new development, and Southern Water therefore additionally seek more general overarching support for the provision of strategic water or wastewater assets such as trunk mains or sewers, pumping stations and treatment works, which may be required to help deliver planned growth in Fareham Borough as a whole, or to meet stricter quality standards in the treatment of water and/or wastewater.

Delivery of infrastructure improvements needs to be supported by Local Plan policies, planning consents and, in the case of wastewater treatment, effluent discharge consents from the Environment Agency. 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*'. The National Planning Practice Guidance states that '*Adequate water and wastewater infrastructure is needed to support sustainable development*' and the National Planning Policy Framework which states that "*Local planning authorities should set out strategic priorities...to deliver...the provision of infrastructure for... water supply, wastewater..."*"

In order to address this, we propose an addition to Policy INF1 as follows:

Proposals by service providers for the delivery of utility infrastructure to meet the needs generated by new and existing development will be encouraged and permitted, subject to other relevant policies in the Plan.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

FTC1: Civic Quarter

Please comment below:

Southern Water is the statutory wastewater undertaker in Fareham Town Centre. Development Allocation FTC1 allocates 100 dwellings in the Civic Quarter. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that there is underground sewerage infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criterion is added to policy FTC1 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

I) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

FTC3: Fareham Station East

Please comment below:

Southern Water is the statutory wastewater undertaker in Fareham Town Centre. Development Allocation FTC3 allocates 120 dwellings at Fareham Station East. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that there is underground sewerage infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criterion is added to policy FTC3 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

m) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

FTC4: Fareham Station West

Please comment below:

Southern Water is the statutory wastewater undertaker in Fareham Town Centre. Development Allocation FTC4 allocates 94 dwellings at Fareham Station West. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that additional local sewerage infrastructure would be required to accommodate the proposed development (involving making a connection to the network at the nearest point of adequate capacity).

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is insufficient. Planning policies and planning conditions, therefore, play an important role in securing the necessary local sewerage infrastructure in parallel with the development.

Specific policy provision would be in line with the NPPF. For instance, paragraph 157 of the NPPF states that Local Plans should 'plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this framework'. Also paragraph 177 of the NPPF outlines that it is important to ensure that planned infrastructure is deliverable in a timely fashion. Accordingly, infrastructure and development policies should be planned at the same time in the Local Plan.

Insufficient capacity is not a constraint to development as extra capacity can be provided. However, it is important to give early warning to prospective developers regarding the need for local sewerage infrastructure. Early warning will facilitate delivery of the necessary infrastructure as it can be incorporated early in the planning process. If the requisite infrastructure is not delivered, the sewers would become overloaded, leading to pollution of the environment. This situation would be contrary to paragraph 109 of the NPPF, which requires the planning system to prevent new and existing development from contributing to pollution.

Our assessment also reveals that there is existing underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement width of 6 metres would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criteria are added to policy FTC4 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

- j) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.
- k) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

FTC6: Magistrates Court

Please comment below:

Southern Water is the statutory wastewater undertaker in Fareham Town Centre. Development Allocation FTC6 allocates 45 dwellings at the Magistrates Court. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that there is underground sewerage infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criterion is added to policy FTC6 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

g) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

FTC7: 280-282 West Street (Former UTP Site)

Please comment below:

Southern Water is the statutory wastewater undertaker in Fareham Town Centre. Development Allocation FTC7 allocates 34 dwellings at 280-282 West Street. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that additional local sewerage infrastructure would be required to accommodate the proposed development (involving making a connection to the network at the nearest point of adequate capacity).

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is insufficient. Planning policies and planning conditions, therefore, play an important role in securing the necessary local sewerage infrastructure in parallel with the development.

Specific policy provision would be in line with the NPPF. For instance, paragraph 157 of the NPPF states that Local Plans should 'plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this framework'. Also paragraph 177 of the NPPF outlines that it is important to ensure that planned infrastructure is deliverable in a timely fashion. Accordingly, infrastructure and development policies should be planned at the same time in the Local Plan.

Insufficient capacity is not a constraint to development as extra capacity can be provided. However, it is important to give early warning to prospective developers regarding the need for local sewerage infrastructure. Early warning will facilitate delivery of the necessary infrastructure as it can be incorporated early in the planning process. If the requisite infrastructure is not delivered, the sewers would become overloaded, leading to pollution of the environment. This situation would be contrary to paragraph 109 of the NPPF, which requires the planning system to prevent new and existing development from contributing to pollution.

Our assessment also reveals that there is existing underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement width of 6 metres would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criteria are added to policy FTC7 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

- j) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.
- k) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

FTC8: Lysses Car Park

Please comment below:

Southern Water is the statutory wastewater undertaker in Fareham Town Centre. Development Allocation FTC8 allocates 24 dwellings at Lysses Car Park. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that additional local sewerage infrastructure would be required to accommodate the proposed development (involving making a connection to the network at the nearest point of adequate capacity).

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is insufficient. Planning policies and planning conditions, therefore, play an important role in securing the necessary local sewerage infrastructure in parallel with the development.

Specific policy provision would be in line with the NPPF. For instance, paragraph 157 of the NPPF states that Local Plans should 'plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this framework'. Also paragraph 177 of the NPPF outlines that it is important to ensure that planned infrastructure is deliverable in a timely fashion. Accordingly, infrastructure and development policies should be planned at the same time in the Local Plan.

Insufficient capacity is not a constraint to development as extra capacity can be provided. However, it is important to give early warning to prospective developers regarding the need for local sewerage infrastructure. Early warning will facilitate delivery of the necessary infrastructure as it can be incorporated early in the planning process. If the requisite infrastructure is not delivered, the sewers would become overloaded, leading to pollution of the environment. This situation would be contrary to paragraph 109 of the NPPF, which requires the planning system to prevent new and existing development from contributing to pollution.

Our assessment also reveals that there is existing underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement width of 6 metres would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criteria are added to policy FTC8 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

- j) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.
- k) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

FTC9: Wykeham House School

Please comment below:

Southern Water is the statutory wastewater undertaker in Fareham Town Centre. Development Allocation FTC9 allocates 15 dwellings in the Civic Quarter. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that there is underground sewerage infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criterion is added to policy FTC9 (new text underlined):

[...] any subsequent planning application will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

h) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

FTC10: Delme Court

Please comment below:

Southern Water is the statutory wastewater undertaker in Fareham Town Centre. Development Allocation FTC10 allocates 32 dwellings in the Civic Quarter. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that there is underground sewerage infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criterion is added to policy FTC10 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

g) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA1: North and South of Greenaway Lane

Please comment below:

Southern Water is the statutory water and wastewater undertaker in Warsash. Housing Allocation HA1 allocates 700 dwellings at North and South of Greenaway Lane. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that additional local sewerage infrastructure would be required to accommodate the proposed development (involving making a connection to the network at the nearest point of adequate capacity).

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is insufficient. Planning policies and planning conditions, therefore, play an important role in securing the necessary local sewerage infrastructure in parallel with the development.

Specific policy provision would be in line with the NPPF. For instance, paragraph 157 of the NPPF states that Local Plans should 'plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this framework'. Also paragraph 177 of the NPPF outlines that it is important to ensure that planned infrastructure is deliverable in a timely fashion. Accordingly, infrastructure and development policies should be planned at the same time in the Local Plan.

Insufficient capacity is not a constraint to development as extra capacity can be provided. However, it is important to give early warning to prospective developers regarding the need for local sewerage infrastructure. Early warning will facilitate delivery of the necessary infrastructure as it can be incorporated early in the planning process. If the requisite infrastructure is not delivered, the sewers would become overloaded, leading to pollution of the environment. This situation would be contrary to paragraph 109 of the NPPF, which requires the planning system to prevent new and existing development from contributing to pollution.

Our assessment also reveals that there is existing underground water and wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criteria are added to policy HA1 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

- j) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.
- k) Provide future access to the existing underground water and wastewater infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA2: Newgate Lane South

Please comment below:

Southern Water is the statutory wastewater undertaker in Peel Common. Housing Allocation HA2 allocates 475 dwellings at Newgate Lane South. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that additional local sewerage infrastructure would be required to accommodate the proposed development (involving making a connection to the network at the nearest point of adequate capacity).

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is insufficient. Planning policies and planning conditions, therefore, play an important role in securing the necessary local sewerage infrastructure in parallel with the development.

Specific policy provision would be in line with the NPPF. For instance, paragraph 157 of the NPPF states that Local Plans should 'plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this framework'. Also paragraph 177 of the NPPF outlines that it is important to ensure that planned infrastructure is deliverable in a timely fashion. Accordingly, infrastructure and development policies should be planned at the same time in the Local Plan.

Insufficient capacity is not a constraint to development as extra capacity can be provided. However, it is important to give early warning to prospective developers regarding the need for local sewerage infrastructure. Early warning will facilitate delivery of the necessary infrastructure as it can be incorporated early in the planning process. If the requisite infrastructure is not delivered, the sewers would become overloaded, leading to pollution of the environment. This situation would be contrary to paragraph 109 of the NPPF, which requires the planning system to prevent new and existing development from contributing to pollution.

Our assessment also reveals that there is existing underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Furthermore, the site is within 400m of Peel Common Wastewater Treatment Works (WTW). Southern Water's concern is that the proximity of any 'sensitive' development to the WTW, such as housing, could have an unacceptable impact on the amenity of the site's future occupants arising from the WTW's essential operational activities. Such impacts may include odour from wastewater processing. It is therefore important that the layout of any development scheme at this site should be informed by an odour assessment, to ensure there is adequate separation from the WTW.

Contd overleaf...

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA2: Newgate Lane South

Please comment below:

Contd from previous...

Accordingly we propose that the following criteria are added to policy HA2 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

- j) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.
- k) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.
- l) There must be adequate separation between Peel Common Wastewater Treatment Works and the development to allow odour dispersion on the basis of an odour assessment to be undertaken in consultation with Southern Water

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA3: Southampton Road

Please comment below:

Southern Water is the statutory water and wastewater undertaker in Titchfield Common. Housing Allocation HA3 allocates 400 dwellings at Southampton Road. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that there is underground infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criterion is added to policy HA3 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

I) Provide future access to the existing underground infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA4: Downend Road East

Please comment below:

Southern Water is the statutory wastewater undertaker in Portchester. Housing Allocation HA4 allocates 350 dwellings at Downend Road East. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that additional local sewerage infrastructure would be required to accommodate the proposed development (involving making a connection to the network at the nearest point of adequate capacity).

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is insufficient. Planning policies and planning conditions, therefore, play an important role in securing the necessary local sewerage infrastructure in parallel with the development.

Specific policy provision would be in line with the NPPF. For instance, paragraph 157 of the NPPF states that Local Plans should 'plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this framework'. Also paragraph 177 of the NPPF outlines that it is important to ensure that planned infrastructure is deliverable in a timely fashion. Accordingly, infrastructure and development policies should be planned at the same time in the Local Plan.

Insufficient capacity is not a constraint to development as extra capacity can be provided. However, it is important to give early warning to prospective developers regarding the need for local sewerage infrastructure. Early warning will facilitate delivery of the necessary infrastructure as it can be incorporated early in the planning process. If the requisite infrastructure is not delivered, the sewers would become overloaded, leading to pollution of the environment. This situation would be contrary to paragraph 109 of the NPPF, which requires the planning system to prevent new and existing development from contributing to pollution.

Accordingly we propose that the following criterion is added to policy HA4 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

- i) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA5: Romsey Avenue

Please comment below:

Southern Water is the statutory wastewater undertaker in Portchester. Housing Allocation HA5 allocates 225 dwellings at Romsey Avenue. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that there is underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criterion is added to policy HA5 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

i) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA7: Warsash Maritime Academy

Please comment below:

Southern Water is the statutory water and wastewater undertaker in Warsash. Housing Allocation HA7 allocates 100 dwellings at Warsash Maritime Academy. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that additional local sewerage infrastructure would be required to accommodate the proposed development (involving making a connection to the network at the nearest point of adequate capacity).

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is insufficient. Planning policies and planning conditions, therefore, play an important role in securing the necessary local sewerage infrastructure in parallel with the development.

Specific policy provision would be in line with the NPPF. For instance, paragraph 157 of the NPPF states that Local Plans should 'plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this framework'. Also paragraph 177 of the NPPF outlines that it is important to ensure that planned infrastructure is deliverable in a timely fashion. Accordingly, infrastructure and development policies should be planned at the same time in the Local Plan.

Insufficient capacity is not a constraint to development as extra capacity can be provided. However, it is important to give early warning to prospective developers regarding the need for local sewerage infrastructure. Early warning will facilitate delivery of the necessary infrastructure as it can be incorporated early in the planning process. If the requisite infrastructure is not delivered, the sewers would become overloaded, leading to pollution of the environment. This situation would be contrary to paragraph 109 of the NPPF, which requires the planning system to prevent new and existing development from contributing to pollution.

Our assessment also reveals that there is existing underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criteria are added to policy HA7 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

- l) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.*
- m) Provide future access to the existing underground infrastructure for maintenance and upsizing purposes.*

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA8: Pinks Hill

Please comment below:

Southern Water is the statutory wastewater undertaker in Wallington. Housing Allocation HA8 allocates 80 dwellings at Pinks Hill. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that additional local sewerage infrastructure would be required to accommodate the proposed development (involving making a connection to the network at the nearest point of adequate capacity).

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is insufficient. Planning policies and planning conditions, therefore, play an important role in securing the necessary local sewerage infrastructure in parallel with the development.

Specific policy provision would be in line with the NPPF. For instance, paragraph 157 of the NPPF states that Local Plans should 'plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this framework'. Also paragraph 177 of the NPPF outlines that it is important to ensure that planned infrastructure is deliverable in a timely fashion. Accordingly, infrastructure and development policies should be planned at the same time in the Local Plan.

Insufficient capacity is not a constraint to development as extra capacity can be provided. However, it is important to give early warning to prospective developers regarding the need for local sewerage infrastructure. Early warning will facilitate delivery of the necessary infrastructure as it can be incorporated early in the planning process. If the requisite infrastructure is not delivered, the sewers would become overloaded, leading to pollution of the environment. This situation would be contrary to paragraph 109 of the NPPF, which requires the planning system to prevent new and existing development from contributing to pollution.

Accordingly we propose that the following criterion is added to policy HA8 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

- I) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA13: Hunts Pond Road

Please comment below:

Southern Water is the statutory water and wastewater undertaker in Titchfield Common. Housing Allocation HA13 allocates 38 dwellings at Hunts Pond Road. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that additional local sewerage infrastructure would be required to accommodate the proposed development (involving making a connection to the network at the nearest point of adequate capacity).

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is insufficient. Planning policies and planning conditions, therefore, play an important role in securing the necessary local sewerage infrastructure in parallel with the development.

Specific policy provision would be in line with the NPPF. For instance, paragraph 157 of the NPPF states that Local Plans should 'plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this framework'. Also paragraph 177 of the NPPF outlines that it is important to ensure that planned infrastructure is deliverable in a timely fashion. Accordingly, infrastructure and development policies should be planned at the same time in the Local Plan.

Insufficient capacity is not a constraint to development as extra capacity can be provided. However, it is important to give early warning to prospective developers regarding the need for local sewerage infrastructure. Early warning will facilitate delivery of the necessary infrastructure as it can be incorporated early in the planning process. If the requisite infrastructure is not delivered, the sewers would become overloaded, leading to pollution of the environment. This situation would be contrary to paragraph 109 of the NPPF, which requires the planning system to prevent new and existing development from contributing to pollution.

Accordingly we propose that the following criterion is added to policy HA13 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

g) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA14: Genesis Centre

Please comment below:

Southern Water is the statutory water and wastewater undertaker in Locks Heath. Housing Allocation HA14 allocates 35 dwellings at the Genesis Centre. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that there is underground infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criterion is added to policy HA14 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

g) Provide future access to the existing underground infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA15: Beacon Bottom West

Please comment below:

Southern Water is the statutory water and wastewater undertaker in Park Gate. Housing Allocation HA15 allocates 30 dwellings at Beacon Bottom West. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that additional local sewerage infrastructure would be required to accommodate the proposed development (involving making a connection to the network at the nearest point of adequate capacity).

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is insufficient. Planning policies and planning conditions, therefore, play an important role in securing the necessary local sewerage infrastructure in parallel with the development.

Specific policy provision would be in line with the NPPF. For instance, paragraph 157 of the NPPF states that Local Plans should 'plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this framework'. Also paragraph 177 of the NPPF outlines that it is important to ensure that planned infrastructure is deliverable in a timely fashion. Accordingly, infrastructure and development policies should be planned at the same time in the Local Plan.

Insufficient capacity is not a constraint to development as extra capacity can be provided. However, it is important to give early warning to prospective developers regarding the need for local sewerage infrastructure. Early warning will facilitate delivery of the necessary infrastructure as it can be incorporated early in the planning process. If the requisite infrastructure is not delivered, the sewers would become overloaded, leading to pollution of the environment. This situation would be contrary to paragraph 109 of the NPPF, which requires the planning system to prevent new and existing development from contributing to pollution.

Our assessment also reveals that there is existing underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criteria are added to policy HA15 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

- g) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.*
- h) Provide future access to the existing underground infrastructure for maintenance and upsizing purposes.*

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA16: Military Road

Please comment below:

Southern Water is the statutory wastewater undertaker in Wallington. Housing Allocation HA16 allocates 26 dwellings at Military Road. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that there is underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criterion is added to policy HA16 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

m) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA17: 69 Botley Road

Please comment below:

Southern Water is the statutory water and wastewater undertaker in Park Gate. Housing Allocation HA17 allocates 24 dwellings at 69 Botley Road. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that additional local sewerage infrastructure would be required to accommodate the proposed development (involving making a connection to the network at the nearest point of adequate capacity).

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is insufficient. Planning policies and planning conditions, therefore, play an important role in securing the necessary local sewerage infrastructure in parallel with the development.

Specific policy provision would be in line with the NPPF. For instance, paragraph 157 of the NPPF states that Local Plans should 'plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this framework'. Also paragraph 177 of the NPPF outlines that it is important to ensure that planned infrastructure is deliverable in a timely fashion. Accordingly, infrastructure and development policies should be planned at the same time in the Local Plan.

Insufficient capacity is not a constraint to development as extra capacity can be provided. However, it is important to give early warning to prospective developers regarding the need for local sewerage infrastructure. Early warning will facilitate delivery of the necessary infrastructure as it can be incorporated early in the planning process. If the requisite infrastructure is not delivered, the sewers would become overloaded, leading to pollution of the environment. This situation would be contrary to paragraph 109 of the NPPF, which requires the planning system to prevent new and existing development from contributing to pollution.

Our assessment also reveals that there is existing underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criteria are added to policy HA17 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

- g) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.
- h) Provide future access to the existing underground infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA20: North Wallington and Standard Way

Please comment below:

Southern Water is the statutory wastewater undertaker in Wallington. Housing Allocation HA20 allocates 21 dwellings at North Wallington and Standard Way. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that additional local sewerage infrastructure would be required to accommodate the proposed development (involving making a connection to the network at the nearest point of adequate capacity).

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is insufficient. Planning policies and planning conditions, therefore, play an important role in securing the necessary local sewerage infrastructure in parallel with the development.

Specific policy provision would be in line with the NPPF. For instance, paragraph 157 of the NPPF states that Local Plans should 'plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this framework'. Also paragraph 177 of the NPPF outlines that it is important to ensure that planned infrastructure is deliverable in a timely fashion. Accordingly, infrastructure and development policies should be planned at the same time in the Local Plan.

Insufficient capacity is not a constraint to development as extra capacity can be provided. However, it is important to give early warning to prospective developers regarding the need for local sewerage infrastructure. Early warning will facilitate delivery of the necessary infrastructure as it can be incorporated early in the planning process. If the requisite infrastructure is not delivered, the sewers would become overloaded, leading to pollution of the environment. This situation would be contrary to paragraph 109 of the NPPF, which requires the planning system to prevent new and existing development from contributing to pollution.

Accordingly we propose that the following criterion is added to policy HA20 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

k) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA21: Hampshire Rose

Please comment below:

Southern Water is the statutory wastewater undertaker in Fareham. Housing Allocation HA21 allocates 18 dwellings at Hampshire Rose. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that there is underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criterion is added to policy HA21 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

f) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA22: Wynton Way

Please comment below:

Southern Water is the statutory wastewater undertaker in Fareham. Housing Allocation HA22 allocates 13 dwellings at Wynton Way. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that there is underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criterion is added to policy HA22 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

h) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA24: 335-357 Gosport Road

Please comment below:

Southern Water is the statutory wastewater undertaker in Fareham. Housing Allocation HA24 allocates 8 dwellings at 335-357 Gosport Road. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that there is underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criterion is added to policy HA24 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

i) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

HA26: Beacon Bottom East

Please comment below:

Southern Water is the statutory water and wastewater undertaker in Park Gate. Housing Allocation HA26 allocates 5 dwellings at Beacon Bottom East. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that there is underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criterion is added to policy HA26 (new text underlined):

Planning permission will be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

g Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

EA1: Faraday Business Park

Please comment below:

Southern Water is the statutory wastewater undertaker in Stubbington. Employment Allocation EA1 allocates 40,000 sq m employment space at Faraday Business Park. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that there is underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criterion is added to policy EA1 (new text underlined):

Development in addition to that permitted by the outline planning permission shall be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

m) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.

Please provide the proposed policy, page number or paragraph number in the Draft Local Plan or Evidence Base you want to comment on

EA2: Swordfish Business Park

Please comment below:

Southern Water is the statutory wastewater undertaker in Stubbington. Employment Allocation EA2 allocates 8,000 sq m employment space at Swordfish Business Park. In line with paragraph 162 of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), we have undertaken an assessment of our infrastructure and its ability to meet the forecast demand for the proposed development. That assessment reveals that there is underground wastewater infrastructure that needs to be taken into account when designing the proposed development. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly we propose that the following criterion is added to policy EA2 (new text underlined):

Development in addition to that permitted by the outline planning permission shall be granted provided that detailed proposals accord with the policies in the Local Plan and meet the following site specific requirements:

[...]

m) Provide future access to the existing underground wastewater infrastructure for maintenance and upsizing purposes.

A bit about you

You will need to provide your contact details at the end of this survey. This is a legal requirement in order for your comments to be taken into account and your address may be published. It will not be used for any other purposes.

Your details

Name

Organisation/Company (if you are representing one)

Southern Water

Address Line 1

Southern House

Address Line 2

Lewes Road

Town

Brighton

Postcode

BN2 5JL