

Fareham Borough Council

THE LOCAL PLAN PART 2: DEVELOPMENT SITES AND POLICIES ISSUES AND POLICIES

Southern Water's response to the Inspector's Issue 2: The Existing Settlements (DSP2-DSP6)

1. Southern Water is the statutory wastewater and sewerage undertaker for the area covered by Fareham Borough Council. We note that Fareham Borough Council has not proposed any modifications to policy DSP3 of the Local Plan Part 2 in response to our written representations. WE explained in our representations both at the draft and the submission stage of the Local Plan, that we were unable to support policy DSP3 as sound. This is because we consider the policy to be unsound as it does not take into account the amenity of future occupiers of new development adjacent to existing wastewater treatment works, or smaller wastewater facilities, such as pumping stations.

2. The soundness criterion it fails to meet is 'consistent with national policy' as it does not accord with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance. One of the core planning principles contained in the NPPF is to '*always seek to secure the high quality design and a good standard of amenity for existing and future occupants of land and buildings*' and paragraph 120 of the NPPF requires '*To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location...the potential sensitivity of the area or proposed development to adverse effects from pollution*'. The National Planning Practice Guidance (Reference ID: 34-005-20140306) is clear that plan making should consider whether new development is appropriate near to sites used (or proposed) for water and wastewater infrastructure (for example, odour may be a concern).

3. Our formal representations to the Local Plan and to the Inspector's Issue 8 explain our position in detail. This statement is intended to supplement our original representation and in the interest of brevity we will not expand further here.

Proposed amendment to Policy DSP3:

4. We propose the following additional provision in policy DSP3 to make it sound:

Development proposals must ensure that sensitive development, such as housing, is adequately separated from wastewater treatment works and major pumping stations, to safeguard the amenity of future occupiers.