

STEDHAM WITH IPING NEIGHBOURHOOD PLAN

Regulation 14 Consultation

CONSULTATION RESPONSE FORM

About you

Your name:	Michael Tucker
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Your address:	Southern House Lewes Road Brighton Post code: BN1 9PY

Please tick all that apply to you:

I live in the parish I work in the parish

I have a commercial interest in the parish

I represent a voluntary organisation in the parish

I am a statutory consultee

Tick if you like to be kept up to date (by email) of the plan's progress

Tick if you would be happy for us to contact you about your consultation response

By providing this information to the Parish Council you are agreeing that we can use your information for the purposes of the Statutory Regulation 14 Consultation of the Stedham with Iping Neighbourhood Plan.

Comments on the neighbourhood plan

Using the boxes below, please provide your comments on the Regulation 14 Neighbourhood Plan. So that we can fully understand your comments please make it clear to what your comment relates.

Refers to...	Comment
SINDP16 - Landscape and Views	Southern Water understands Stedham with Iping Parish Council's intention to protect the landscape and views outside the Settlement Boundary. However, we cannot support the current wording of SINDP16 as it could create a barrier to statutory utility providers, such as Southern Water, from delivering essential infrastructure required to serve existing and planned development.

	<p>Preventing development outside the built up area is not in line with the National Planning Policy Framework (NPPF), unless the land has been designated as Green Belt (Paragraph 89). Paragraph 80 of the NPPF establishes that one of the purposes of Green Belt land is 'to assist in safeguarding the countryside from encroachment'. However, caveats necessarily exist, and in the case of Green Belts, paragraph 90 of the NPPF states that 'certain other forms of development are also not inappropriate', including 'engineering operations'.</p> <p>Although there are no current plans, it is possible that we will need to provide new or improved infrastructure across the district over the plan period. Due to the need to connect into the existing networks, there may be limited options available for the location of new water and wastewater infrastructure (e.g. a new pumping station). The National Planning Practice Guidance (ref: 34-005-20140306) recognises this scenario and states that 'it will be important to recognise that water and wastewater infrastructure sometimes has particular locational needs' (and often consists of engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered".</p> <p>For this reason, Southern Water considers the provision of necessary water and wastewater infrastructure to constitute the "exceptional circumstances" required in order for development on protected areas of land to be appropriate.</p> <p>We note the recognition in this policy of exceptional circumstances relating to buildings for agricultural use, and seek an extension of this provision to additionally encompass essential utilities infrastructure.</p> <p>Proposed amendment:</p> <p>Accordingly, we propose the following amendment to SINDP16 (new text <u>underlined</u>):</p> <p>'In exceptional circumstances <u>essential utilities infrastructure and</u> buildings for agricultural use (as defined in Section 336 of the Town and Country Planning Act 1990) may be considered acceptable if a need for the proposed development is demonstrated.'</p>
<p>The omission of a policy supporting the provision of water and wastewater infrastructure over the plan period</p>	<p>Southern Water is the statutory water and wastewater undertaker for Stedham with Iping parish and as such has a statutory duty to serve new development within the parish.</p> <p>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.</p> <p>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.</p> <p>We could find no policies to support the provision of new or improved 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'.</p>

	<p>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.</p> <p>Proposed amendment</p> <p>To ensure consistency with the NPPF and facilitate sustainable development, we propose an additional policy as follows:</p> <p><u>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</u></p>
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*to add additional lines to this table please press the TAB key when your cursor is in the final box

Comments on the evidence base

The Regulation 14 Neighbourhood Plan relies on a number of evidence base documents to support the policies it includes. Please use the boxes below to provide any comments you may have

The Parish Economy

Refers to...	Comment
	No comments to make

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The Natural Environment

Refers to...	Comment
	No comments to make

*to add additional lines to this table please press the TAB key when your cursor is in the final box

The Settlement Boundary

Refers to...	Comment
	No comments to make

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A review of heritage assets

Refers to...	Comment
	No comments to make

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Getting Around – Transportation and Accessibility

Refers to...	Comment
	No comments to make

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Assessment of Potential Development Sites

Refers to...	Comment
	No comments to make

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A review of open spaces and views

Refers to...	Comment
	No comments to make

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