Havant
BOROUGH COUNCIL

Statement of Common Ground

Havant Borough Council & Southern Water

November 2026

Introduction

This Statement of Common Ground (SoCG) is a jointly agreed statement between Southern Water and Havant Borough Council (HBC) in relation to the Havant 'Building a Better Future' Plan (BBFP) ('The Local Plan').

Overview of Joint Working & Engagement

Southern Water is the statutory wastewater undertaker for Havant Borough, and therefore a statutory consultee for Local Plans and policy making.

The Council has engaged with Southern Water on the Infrastructure Delivery Plan to keep the wastewater undertaker informed about the planned levels and locations for growth and reflect Southern Water's infrastructure plans in the Infrastructure Delivery Plan (IDP).

Southern Water made formal representations during the Regulation 18 stage of the Local Plan. At this stage, they undertook an assessment of the existing capacity of their wastewater sewer network and its ability to meet the forecast demand for the proposed number of dwellings at each site allocation in the Reg18 Consultation Draft Plan. They also assessed the location of their infrastructure in relation to each site. As a result, they suggested a number of policy criteria for the plan.

The Council and Southern Water worked together to agree amendments to be included in the policies and development allocations in the Regulation 19 Plan, to support deliverability of proposed sites.

Separately from the Local Plan, the Council has been engaging as the main host authority with Southern Water's proposals for their Waste Water Recycling NCIP Project. This has had only limited implications for the Local Plan but is covered here nevertheless given its importance to Southern Water, and as a major infrastructure project in the Local Plan area.

Regulation 19 Representation

Southern Water made a formal representation to the Regulation 19 Local Plan consultation (Representation Reference 367). The Key matters raised, and the suggested approach agreed by both parties are discussed below.

Development Allocations - General

As discussed above, joint working resulted in agreed wording which was included in the relevant development allocations. Southern Water's representation confirms they are satisfied with these amendments.

Allocation 3: Land South of Havant Road (Horse's Field)

Southern Water note this new allocation, and following an assessment, they highlight that there is a limited capacity in the local sewerage infrastructure to accommodate the proposed development. The allocation should therefore include a requirement stating that occupation may need to be phased to align with sewerage infrastructure delivery. The Council confirms they are content to propose this as a modification. (see Appendix).

In relation to the proposed Water Recycling Plant (WRP) site for their Water Recycling Project, Southern Water have reviewed the policy provisions in the Regulation 19 Local Plan in relation to this land and are satisfied that these do no present obstacles to the development of the WRP. That is with the exception of Policy 55, where Southern Water questioned why the proposed WRP site has been designated as Protected Open Space, and requested that this designation be removed from the Policies Map. The Council has reviewed the designation on its Policies Map and concluded that this land was included on the mapping in error. It does not meet the criteria for designation as open space and the Council agrees with Southern Water that the land should be removed from designation under Policy 55. A modification has been proposed (see Appendix).

Remaining Areas of Disagreement

Policy 55: Protection of Open Space

In respect of Policy 55: Protecting Open Space, Southern Water commented in their Regulation 19 consultation representation, that the current wording could unintentionally restrict delivery of essential utility infrastructure, such as pumping stations (water and wastewater infrastructure often has specific locational requirements because it must connect into existing networks). In accordance with the NPPF and Planning Practice Guidance, Southern Water contends that essential utility infrastructure can constitute a justified exception in protected areas and recommends that a new criterion to Policy 55 permitting development is added, reading:

d. for the purposes of essential utilities infrastructure (where no reasonable alternative site is available).

Southern Water propose that utility infrastructure is explicitly supported in Policy 55, as it is not solely the benefits of the new infrastructure that needs to be considered, but also the practicalities of where their new infrastructure can be located in regard to engineering options, as the new infrastructure would need to connect into existing networks, which can limit options for its location. The Council does not consider this change necessary, as addressing the need for essential infrastructure would be considered under criterion b) of the policy.

Signatories

This statement has been prepared and agreed by the following organisations	
Havant Borough Council	**Southern Water**
D. Hayward	R. Lownds
David Hayward Planning Policy Manager	Ryan Lownds Strategic Planning Lead - Hampshire, West Sussex & Isle of Wight
Date: 9 November 2026	Date: 11 November 2026

Appendix: Schedule of Agreed Proposed Changes

Text proposed to be deleted is shown as ~~struckthrough;~~ New text to be inserted is shown by underlining

Representation Reference	**Paragraph / policy number**	**Agreed Proposed Change**
367	Allocation 3: Land south of Havant Road (Horse's Field)	**Development Requirements:** …. • Include surface water management systems which restrict runoff to greenfield runoff rates ~~and~~; • phase development to align with the delivery of sewerage infrastructure, if required, in consultation with the service provider and…
367	Policy 55: Protection of Open Space	*Removal of the site at Brockhampton West proposed for Southern Water's Water Recycling Plan (WRP) from the Policies Map layer for Policy 55*