

Statement of Common Ground

with Southern Water

March 2020

Introduction

This Statement of Common Ground (SoCG) is a jointly agreed statement between Southern Water and Havant Borough Council (HBC) in relation to the Pre-Submission Draft Havant Borough Local Plan 2036 (HBLP) and the representations submitted by Southern Water (respondent no. R034) in response to that consultation.

This statement sets out the areas of common ground agreed in more detail.

Background

Southern Water is the statutory wastewater undertaker for Havant Borough. Southern Water's representations in response at Pre-Submission stage have generally welcomed and supported the content of the Plan. However, there remains a number of changes that Southern Water have requested to increase the soundness of the plan with regard to required network reinforcement to enable delivery of some proposed sites.

Since the conclusion of the consultation on the Pre-Submission Draft HBLP 2036, the Council has been working closely with Southern Water. The following sections set out the amendments and agreed matters between the Council and Southern Water. It is considered that all matters constitute minor amendments with no main issues raised. Where modification to text is agreed new text is shown underlined while removed text is struck through.

Network Reinforcement

Southern Water has assessed the capacity of the local sewer network to accommodate flows from each site allocated for housing in the Havant Pre-Submission Local Plan. These assessments have shown that a connection to the sewer network at the 'practical point of connection' at the following sites could lead to an increased risk of flooding unless network reinforcement is undertaken in advance of occupation:

KP3 (Northney Marina), KP5, H9, H13, H15, H20, H29, H34, H39, H43, H44 & H45.

It is agreed that this potential constraint is highlighted, with the following wording, in the Opportunities and Constraints section of each allocation identified.

'Sewerage network reinforcements will be required in advance of occupation of development to avoid an increased risk of foul water flooding.'

Additionally it is agreed that the wording of policy E20 criterion d be amended as follows.'

- d. Arrangements have been made between the applicant and the service provider for the timely delivery of sewerage network reinforcement ~~Adequate foul water infrastructure is provided which makes connection to the sewerage system at the nearest point of capacity;~~
~~and~~

Update in-line with new Infrastructure Charging Mechanism

To ensure that the wording of the supporting text to Policy E20, in paragraph 5.275, is updated in line with changes to the new infrastructure charging mechanism, the following change is agreed as a suggested modification to the inspector.

New text is underlined. Superseded text is struck through. Highlighted text is to be inserted as a footnote.

5.275 Southern Water, the main service provider for foul water management across the Borough, advises that sewerage infrastructure that is specifically required to service individual development sites should be funded by the developer. Southern Water will fund any requisite network reinforcements through the New Infrastructure Charge [footnote linking to Southern Water's website www.southernwater.co.uk/developing-building/connection-charging-arrangements]. To ensure reinforcement is delivered in tandem with development, occupation should be phased to align with the delivery of sewerage network reinforcement. ~~To this end, new development needs to connect to the sewerage system at the nearest point of adequate capacity in the sewerage network, as advised by Southern Water. This may require off-site infrastructure if the nearest point is not located within the immediate vicinity of the site. Southern Water would take future income from customers into account, so that the developer would only need to fund a proportion of the total cost. This will ensure that levels of service are maintained to both new and existing customers.~~

Signatories

This statement has been prepared and agreed by the following organisations	
Havant Borough Council	Southern Water
Signature	Signature
	
Simon Jenkins Director of Regeneration & Place Date : 10 March 2020	Joff Edevane Growth Planning Lead Date : 16 March 2020