



**Horsham
District
Council**

Representation Form

West Chiltington Neighbourhood Plan (2031) Regulation 16 Consultation - The Neighbourhood Planning (General) Regulations 2012 (as amended)

West Chiltington Parish Council has prepared West Chiltington Neighbourhood Development Plan (WCNDP). The Plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

In accordance with Regulation 16 of the Neighbourhood Planning Regulations 2012 (as amended), the West Chiltington Neighbourhood Development Plan and associated supporting documents will go out to consultation from **18 October 2024 to 29 November 2024** for 6 weeks inviting representations on the submission draft WCNDP, basic conditions statement, consultation statement and the SEA/AA and HRA assessment. Copies of the West Chiltington Neighbourhood Plan and supporting documents are available to view on the Horsham District Council's website and at selected deposit points. To view the plan, accompanying documents and to download the comment form please view:

<https://strategicplanning.horsham.gov.uk/WestChiltingtonReg16/consultationHome>

Hard copies of the documentation are available upon prior request for inspection at **Horsham District Council offices**; Parkside, Chart Way, North Street, Horsham, RH12 1RL between 9am and 5pm Monday to Friday (01403 215398), **West Chiltington Parish Office**, The Parish Office, Church Street, West Chiltington, RH20 2JW, Opening 10am-1pm Tues & Wed (01798 817434). **West Chiltington Village Hall**, Mill Road, West Chiltington, RH20 2PZ.

There are a number of ways to make your comments:

1. Download and complete the comment form available from the link above and email it to: neighbourhood.planning@horsham.gov.uk ; or
2. Print the comment form available to download by clicking on the link above and post it to: Neighbourhood Planning Officer, Horsham District Council, Parkside, Chart Way, North Street, Horsham, RH12 1RL

All comments must be received by 5:00pm on 29 November 2024

NOTIFICATION

All comments will be publicly available, and identifiable by name and (where applicable) organisation. Please note that any other personal information provided will be processed by Horsham District Council in line with the Data Protection Act 1998 and General Data Protection Regulations. Horsham District Council will process your details in relation to this preparation of this document only. For further information please see the Council's privacy policy: <https://www.horsham.gov.uk/privacy-policy>

How to use this form

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying which paragraph your comment relates to by completing the appropriate box.

PART A	Your Details
Full Name	[REDACTED]
Address	[REDACTED]
Postcode	[REDACTED]
Telephone	[REDACTED]
Email	planning.policy@southernwater.co.uk
Organisation (if applicable)	Southern Water
Position (if applicable)	Strategic Planning Lead
Date	22 November 2024

PART B

To which part in the plan does your representation relate?

Paragraph Number:		Policy Reference:	Policy EH2, EH2b, EH11, H1 & H2, H3, LC5, EH1, EH10, H2a, H2b,
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Do you support, oppose, or wish to comment on this plan? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:
<p style="text-align: center;">Policy EH2 Flooding, Drainage and New Development</p> <p>We welcome the inclusion of this Policy for managing the risk of flooding from new development.</p> <p>However, as to be in conformity with the Horsham District Local Plan 2023-2040, we would like to see the policy go further in stipulating the following -</p> <ul style="list-style-type: none">• Sustainable drainage systems are required to manage surface water on site.• Any new development will not be allowed to drain surface water to the foul sewer. <p>Therefore, we would make the following recommendation.</p> <p>Recommendation</p> <p>We recommend that the following wording and policy criterion from the Horsham District Local Plan 2023-2040 is included in Policy EH2 Flooding, Drainage and New Development:</p> <p><u>Horsham District Local Plan Strategic Policy 10: Flooding</u></p>

Wording

5.43 The impact that development can have on flood risk as a result of increased run-off or changing drainage patterns must also be considered. To ensure development does not increase flood risk, developments will be required to incorporate sustainable drainage systems (SuDS) to help manage flood risk. SuDS manage surface water and groundwater sustainably and help to reduce flood risk, minimise diffuse pollution, maintain or restore natural flow regimes, improve water resources and enhance amenity. Sewer flooding is also an issue, and to minimise the risk of sewer overload, development will not be allowed to drain to the foul sewer. It is important SuDS are appropriate in scale and location. They should be incorporated into the Green Infrastructure network as much as possible.

Policy Criterion

h) Where there is the potential to increase flood risk, incorporate the use of sustainable drainage systems (SuDS) unless technically unfeasible, or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere;

i) Make appropriate provision for surface water drainage to ground, water courses or surface water sewer. Development will not be allowed to drain to the foul sewer;

We would also welcome the inclusion of the following additional policy criterion, to ensure that the operation of any existing natural surface water drainage provisions is not impaired by new development.

Existing flow routes and drainage features within the site should be identified and preserved e.g. ditches, seasonally dry watercourses, historic ponds.

Reason for recommendation

We need planning policy to go further as climate change now demands we re-think and re-design communities. As acknowledged in the plan, more resilient and efficient homes are essential – conserving both energy and water. However, we also need to ensure that design will not mean that rainwater continues to run off homes and surfaces so fast that it causes flooding and storm discharges into rivers and seas. By attenuating surface water during rainfall periods, SuDS can improve existing flood risk and water quality.

Southern Water is working across our region to remove surface water from our networks in key areas. Even as we deliver this work, development continues to increase surface water run-off. For more information on our work, and the root causes of releases from storm overflows, please see –

<https://www.southernwater.co.uk/our-performance/storm-overflows/storm-overflow-task-force> and https://www.southernwater.co.uk/media/7459/stormoverflows_faq.pdf.

It is therefore important to consider now the measures called for in response to the climate crisis. Measures should support the attenuation of flows of surface water run-off from rainfall, as well as surface water infiltration into the ground wherever possible in the local environment. Retrofitting sustainable drainage solutions is challenging. By showing the way with new development we can reduce the implementation costs of these measures whilst securing truly sustainable development. Please see our policy statement on Sustainable Development here:

<https://www.southernwater.co.uk/media/ny0nb3qu/our-policy-statement-on-sustainable-development-a4.pdf>

EH2b Reducing Flood Risk.

Inclusion supported

We support the inclusion of the following policy criterion for EH2b Reducing Flood Risk.

3. New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community.

Reason for support

Southern Water is the statutory water and wastewater undertaker for West Chilton and thus has a statutory duty to serve new development in the Village.

We are committed to ensuring that the right water and wastewater infrastructure is in the right place at the right time in collaboration with developers, the planning authority and the Parish Council.

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 permits.

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.

One of the Core Planning Principles contained in the National Planning Policy Framework (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*'.

Policy H2a Land at Hatches Estate

Our assessment revealed that site lies in close proximity to Groundwater Source Protection Zone 1 (SPZ1), a highly sensitive hydrogeological area. Therefore, should the number of dwellings allocated to the site increase as to constitute a 'large development', the Developer must consult with Southern Water and the Environment Agency to ensure the public water supply source is adequately protected.

Recommendation

Therefore, we request the following policy wording is added to Policy H2a.

The site lies in close proximity to Groundwater Source Protection Zone 1 (SPZ1), a highly sensitive hydrogeological area. Therefore, should the number of dwellings allocated to the site increase as to constitute a 'large development', the Developer must consult with Southern Water and the Environment Agency to ensure the public water supply source is adequately protected.

Reason for recommendation

As stated further above, the site is located in close proximity to a groundwater Source Protection Zone (SPZ), therefore should the number of dwellings allocated to the site increase and the site becomes a larger development, it is vitally important that this is considered in the planning of the site as to protect the public water supply source.

Policy H2b Land at Smock Alley

Our assessment has revealed that the site lies within Groundwater Source Protection Zone 1 (SPZ1), a highly sensitive hydrogeological area. The Developer must consult with Southern Water and the Environment Agency to ensure the public water supply source is adequately protected.

Given the site's proximity to our groundwater abstraction point (borehole), enhanced precautions will be necessary. A detailed, standalone Hydrogeological Risk Assessment report and a comprehensive Construction Environmental Management Plan (CEMP), or equivalent, will be required. The findings from the Hydrogeological Risk Assessment should directly inform the design process to ensure groundwater is appropriately considered and safeguarded throughout the development.

Recommendation

Therefore, it is vitally important that the below policy criterion is added to Policy H2b.

Ensure that the groundwater Source Protection Zone is protected; a detailed, standalone Hydrogeological Risk Assessment report and a comprehensive Construction Environmental Management Plan (CEMP), or equivalent, will

be required. The findings from the Hydrogeological Risk Assessment should inform the design process to ensure groundwater is properly considered and protected throughout.

Reason for recommendation

As stated further above, the site is located within a groundwater Source Protection Zone (SPZ) and is in close proximity to our ground water abstraction site, therefore it is vitally important that this is considered in the design process to ensure groundwater is protected throughout and that our public water supply source is adequately protected.

Policy EH11 Water Neutrality

Inclusion supported

We support the inclusion of Policy EH11 Water Neutrality and the policy criterion below, which is also a criterion for Policies H1 & H2.

All development within the Sussex North Water Resource Zone (WRZ) will need to demonstrate water neutrality through water efficient design and offsetting of any net additional water use of the development. All proposals should look to be compliant with the Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040)

Reason for support

Policy EH11 and the water neutrality policy criterion of H1 and H2 are supported by Southern Water, as they are in accordance with Horsham Strategic Policy 9: Water Neutrality with Horsham District Local Plan (2023-2040), which accurately sets out the requirements Developers need to meet to achieve water neutrality, according to studies undertaken by relevant stakeholders.

Policy LC5 Designation of Local Green Space

Southern Water understands the desire to protect local green space. However, we would welcome additional policy criterion to Policy LC5 to ensure that it does not create a barrier to statutory utility providers, such as Southern Water, from delivering essential infrastructure required to serve existing and planned development.

Policy LC5 states that proposals for development of these areas will only be permitted in very special circumstances. It is important to recognise that there may be limited options available for the location of new water or wastewater infrastructure due to the need to connect into the existing networks.

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'*

Recommendation

We therefore propose the following additional criterion to Policy LC5 to ensure that the planning and development of essential utility infrastructure (such as water supply and wastewater infrastructure) is not inadvertently precluded:

Proposals for development of these areas will only be permitted in very special circumstances which could include:

- a) Where the works are needed to maintain the viability/use of a current building/ structure; or*
- b) Where the proposed development will be for the benefit of the community and will not detrimentally impact the particular local significance of the space*
- c) Where the works are for the delivery of essential utility infrastructure*

Reason for Recommendation

The National Planning Policy Framework (NPPF) (2023) establishes in paragraph 107 that Local Green Space policies should be consistent with those for Green Belts, and Paragraph 152 sets the intention of ruling out inappropriate development *'except in very special circumstances'*. Paragraph 153 explains that special circumstances exist if the potential harm of a development proposal is clearly outweighed by other considerations, whilst Paragraph 155 identifies that *'certain other forms of development are also not inappropriate'* in the Green Belt, including *'engineering operations'*.

Southern Water considers that should the need arise, special circumstances exist in relation to the provision of essential water and wastewater infrastructure required to serve new and existing customers. This is because there are limited options available with regard to location, as the infrastructure would need to connect into existing networks.

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'*.

Policy H2 Land for Housing

We welcome the inclusion of the Policy H2 Land for Housing and propose an additional criterion for sustainable drains systems to be incorporated into development plans.

This is to ensure that the management of surface water is addressed as part of any planning proposal for new residential development.

Recommendation

Therefore, we recommend the following additional policy criterion for Policy H2.

14. Incorporate sustainable drainage systems (SuDS) to attenuate surface water on site and help manage flood risk

Reason for recommendation

We believe SuDS should be a requirement for all new development. Whilst some parts of the sewer network were originally designed to accommodate surface water, the expansion of towns and cities, in particular of 'urban creep' can exacerbate capacity issues. As stated in Water UK's 21st Century Drainage Programme; *"The country's built environment is constantly changing and "urban creep" – home extensions, conservatories and paving over front gardens for parking – can all add to the amount of water going into our sewers and drains. Green spaces that would absorb rainwater are covered over by concrete and tarmac that will not. In fact, studies show that "urban creep" results in a larger increase in predicted flooding than new housing, because it adds more rainwater to these systems'*. Therefore, any areas utilised for SuDS should be safeguarded from future alterations or development that would impede their effectiveness.

In terms of flood risk, better rainwater management is key to achieving not only a reduced risk of flooding, but also a reduction in storm overflow releases and reduced demand on water resources. To help achieve this, Southern Water supports policies that prioritise on-site surface water management through effective SuDS provision.

Policy H3 Quality of Design

We welcome the inclusion of the Quality of Design Policy H3 and propose an additional criterion to ensure that the location of utility infrastructure is considered early in the design process and integrated into the overall scheme.

This ensures that access to the infrastructure is maintained and not impaired by the development.

Recommendation

Therefore, we propose the following additional criterion for Policy H3.

Layout is planned to ensure future access to any existing utilities infrastructure for maintenance and upsizing purposes.

Reason for recommendation

During the planning consultation process we make an initial assessment to ascertain whether Southern Water's infrastructure crosses the site. If it does, this needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting. Therefore, planning the development layout in accordance with this proposed policy criterion, would negate any possible future requests for layout changes by Southern Water.

Policy EH1 Green Infrastructure and Ecosystem Services

We welcome the inclusion of Policy criterion (a) in Policy EH1 Green Infrastructure and Ecosystem Services.

Inclusion supported

- a) *Sustainably manage land and water environments and manage and mitigate the risk of flooding;*

Reason for support

As stated in Water UK's 21st Century Drainage Programme; *"The country's built environment is constantly changing and "urban creep" – home extensions, conservatories and paving over front gardens for parking – can all add to the amount of water going into our sewers and drains. Green spaces that would absorb rainwater are covered over by concrete and tarmac that will not. In fact, studies show that "urban creep" results in a larger increase in predicted flooding than new housing, because it adds more rainwater to these systems'*. Therefore, green infrastructure can be a key contributor to mitigating the risk of sewer flooding, but also reducing storm overflow releases.

Policy EH10 Settlement Separation

We welcome the wording in Policy EH0 that supports development for essential utility infrastructure.

Inclusion supported

Proposals for development requiring planning permission within the Settlement Separation Zone shown on Map D and Appendix 9 will not be supported and strongly resisted unless it is for essential utility infrastructure or where it can be demonstrated that there will be no significant reduction in the openness of the zone.

Reason for support

Southern Water is the statutory water and wastewater undertaker for West Chilton and thus has a statutory duty to serve new development in the Village.

We are committed to ensuring that the right water and wastewater infrastructure is in the right place at the right time in collaboration with developers, the planning authority and the Parish Council.

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 permits.

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.

One of the Core Planning Principles contained in the National Planning Policy Framework (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'*.

What improvements or modifications would you suggest?

Further to the above supporting information, we have set out below our suggested modifications.

Recommendation Policy EH2

We recommend that the following wording and policy criterion from the Horsham District Local Plan 2023-2040 is included in Policy EH2 Flooding, Drainage and New Development:

Horsham District Local Plan Strategic Policy 10: Flooding

Wording

5.43 The impact that development can have on flood risk as a result of increased run-off or changing drainage patterns must also be considered. To ensure development does not increase flood risk, developments will be required to incorporate sustainable drainage systems (SuDS) to help manage flood risk. SuDS manage surface water and groundwater sustainably and help to reduce flood risk, minimise diffuse pollution, maintain or restore natural flow regimes, improve water resources and enhance amenity. Sewer flooding is also an issue, and to minimise the risk of sewer overload, development will not be allowed to drain to the foul sewer. It is important SuDS are appropriate in scale and location. They should be incorporated into the Green Infrastructure network as much as possible.

Policy Criterion

h) Where there is the potential to increase flood risk, incorporate the use of sustainable drainage systems (SuDS) unless technically unfeasible, or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere;

i) Make appropriate provision for surface water drainage to ground, water courses or surface water sewer. Development will not be allowed to drain to the foul sewer;

We would also welcome the inclusion of the following additional policy criterion, to ensure that the operation of any existing natural surface water drainage provisions is not impaired by new development.

Existing flow routes and drainage features within the site should be identified and preserved e.g. ditches, seasonally dry watercourses, historic ponds.

Recommendation - Policy H2a

We request the following policy wording is added to Policy H2a.

The site lies in close proximity to Groundwater Source Protection Zone 1 (SPZ1), a highly sensitive hydrogeological area. Therefore, should the number of dwellings allocated to the site increase as to constitute a 'large development', the Developer must consult with Southern Water and the Environment Agency to ensure the public water supply source is adequately protected.

Recommendation - Policy H2b

It is vitally important that the below policy criterion is added to Policy H2b.

Ensure that the groundwater Source Protection Zone is protected; a detailed, standalone Hydrogeological Risk Assessment report and a comprehensive Construction Environmental Management Plan (CEMP), or equivalent, will be required. The findings from the Hydrogeological Risk Assessment should inform the design process to ensure groundwater is properly considered and protected throughout.

Recommendation - Policy LC5

We propose the following additional criterion to Policy LC5 to ensure that the planning and development of essential utility infrastructure (such as water supply and wastewater infrastructure) is not inadvertently precluded:

Proposals for development of these areas will only be permitted in very special circumstances which could include:

- a) Where the works are needed to maintain the viability/use of a current building/ structure; or*
- b) Where the proposed development will be for the benefit of the community and will not detrimentally impact the particular local significance of the space*
- c) Where the works are for the delivery of essential utility infrastructure*

Recommendation - Policy H2

We recommend the following additional policy criterion for Policy H2.

14. Incorporate sustainable drainage systems (SuDS) to attenuate surface water on site and help manage flood risk

Recommendation - Policy H3

We propose the following additional criterion for Policy H3.

Layout is planned to ensure future access to any existing utilities infrastructure for maintenance and upsizing purposes.

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.

Do you wish to be notified of the local planning authority's decision under Regulation 26 of the Neighbourhood Plan (General) Regulations 2012 (as amended) in relation to the West Chiltonon Neighbourhood Development plan?

Please tick here if you wish to be to be notified:

 Y