



**Horsham
District
Council**

Representation Form

Shipleigh Neighbourhood Plan 2019-2031

The Neighbourhood Planning (General) Regulations 2012 (as amended) - Regulation 16

Shipleigh Parish Council has prepared a Neighbourhood Development Plan (SNP). 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 SNP and associated documents will go out to consultation (**Monday 9 March to Monday 20 April 2020**) for 6 weeks inviting representations on the draft submission plan, basic conditions statement and consultation statement. Supporting Background Papers are for information purposes only.

Copies of the SNP Neighbourhood Plan and supporting documents are available to view on the Horsham District Council's website:

<https://www.horsham.gov.uk/planningpolicy/planning-policy/currentconsultations>

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. **Shipleigh Parish Clerk office;** Dawtreys, Bracken Lane, Storrington, RH20 3HR (Tel. 07824312070)

Hard copies are also available to view in the parish during opening times at the following pubs:
Selsey Arms Pub; Cowfold Road, Coolham, Horsham, RH13 8QJ, **Country Man Pub;** Countryman Lane, Horsham, RH13 8PZ, **George and Dragon Pub;** Dragons Lane, Dragons Green, Shipleigh, RH13 8GE

All comments must be received by midnight on Monday 20 March 2020

There are a number of ways to make your comments:

1. Please use the above web address above to make your representation online ; or
2. Complete this form and email it to: neighbourhood.planning@horsham.gov.uk ; or
3. Print this form and post it to: Neighbourhood Planning Officer, Horsham Council, Parkside, Chart Way, North Street, Horsham, RH12 1RL

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 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	██████████
Address	
Postcode	
Telephone	
Email	Planning.policy@southernwater.co.uk
Organisation (if applicable)	Southern Water
Position (if applicable)	
Date	08/04/2020

PART B

To which part in the plan does your representation relate?

Paragraph Number:		Policy Reference:	EC1
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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>Southern Water understands the desire to protect local green spaces. However, we cannot support the current wording of the above policy 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> <p>Policy Ship EC1 seeks to prevent development unless it performs a 'supplementary and supporting function to the Green Space', however this does not take account of the potential requirement for essential utilities infrastructure.</p> <p>The National Planning Policy Framework (NPPF) (2019) establishes in paragraph 101 that Local Green Space policies should be consistent with those for Green Belts, and Paragraph 143 sets the intention of ruling out inappropriate development '<i>except in very special circumstances</i>'. Paragraph 144 explains that special circumstances exist if the potential harm of a development proposal is clearly outweighed by other considerations, whilst Paragraph 146 identifies that '<i>certain other forms of development are also not inappropriate</i>' in the Green Belt, including '<i>engineering operations</i>'.</p> <p>Southern Water considers that should the need arise, special circumstances exist in relation to the provision of essential 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 draft National Planning Practice Guidance recognises this scenario and states that '<i>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</i>'.</p>

What improvements or modifications would you suggest?

In order to meet the basic conditions, namely having regard to national policies and guidance, in particular paragraphs 101, 143, 144 and 146 of the NPPF, Southern Water propose the following addition (additional text underlined) to **Policy Ship EC1: Local green space designations**

Planning applications for development on the Locally Designated Green Spaces will not be permitted unless they perform a supplementary and supporting function to the Green Space or unless very special circumstances can be demonstrated, for example where it is essential to meet specific necessary utility infrastructure needs and no feasible alternative site is available.

(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 19 of the Neighbourhood Plan (General) Regulations 2012 in relation to the Shipley Neighbourhood Development plan?

Please tick here if you wish to be notified: