

**Hastings Borough Council
Local Plan Examination
Southern Water
Further Statement**

1. Matter 2: Infrastructure and Monitoring; paragraph 2.12: Have the concerns of Southern Water been suitably taken into account?

1.1 Southern Water made representations relating to two issues: excessively restrictive development policies and amenity.

2. Restrictive policies

2.1 New and improved wastewater infrastructure may be needed to serve the level of development proposed in Hastings' Local Plan.

2.2 Southern Water has a statutory duty to serve new development and is committed to providing the right infrastructure in the right place at the right time. However, it is not possible to identify, in a complete and precise manner, all wastewater infrastructure schemes required up to the end date of the Local Plan (i.e. 2028). Instead, investment schemes will be identified and delivered in parallel with development through the water industry's regulatory price review process on a five year investment plan basis.

2.3 The current scope of policies EN4 and EN5 could unduly prevent development of necessary utility infrastructure in certain circumstances. This could affect the deliverability of some sites and thus impact on the effectiveness of the plan.

2.4 Furthermore, these restrictive policies are not consistent with the National Planning Policy Framework, in particular paragraph 152, which suggests that economic, social and environmental consideration should be given in respect of sustainable development. Paragraph 152 specifically suggests that mitigation or compensation should be considered where adverse impacts are unavoidable.

2.5 Whilst Southern Water appreciates the desire to protect open spaces and the landscape, it is also necessary to build some flexibility in to the plan to allow development of essential utility infrastructure on such land in exceptional circumstances. In these circumstances, the benefit of development may outweigh any detriment to the open space.

2.6 For the plan to be sound, the text in both of these policies, EN4 and EN5, should recognise that essential utility development will be permitted in the areas described in those policies in exceptional circumstances, if no alternative site is available.

2.7 We propose that that wording of both policies EN4 and EN5 are amended to take into account paragraph 152 of the National Planning

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Policy framework and to ensure effectiveness of the plan. This could be achieved by adding the following text to each policy:

Development will be permitted where the need for, or the benefit of, the development outweighs any loss.

3. Amenity

- 3.1 The proposed minor amendment HBC/MA/19, which relates to policy SC1, would meet Southern Water's representation 3830, which relates to amenity, if incorporated into the Local Plan.