

Debbie Holcombe
Bersted Parish Council
Community Centre
Chalcraft Lane
Bersted
PO21 5UB



26th January 2021

Our Ref: RT/U101/BPC2021.01.26

Dear Debbie

**Nursery Fields, Land North of Chalcraft Lane, West Bersted
Planning Application BE/148/20/OUT**

Further to the Parish Council's objection to the above referenced planning application made on the 7th January 2021, and our discussion at the recent Infrastructure Meeting on Thursday 21st January, we write to respond to the first reason for objecting.

It is acknowledged that the existing water supply and wastewater networks serving the area do not have sufficient spare capacity to serve the full scale of development proposed. Ofwat (the economic regulator) do not permit water or sewerage providers to build spare capacity into their networks to serve speculative development (speculative being any development that does not have planning permission). This is to protect the existing bill payers and therefore it is normal for new developments to trigger network upgrades.

As of April 2018 (New Charging Regime) these network upgrades are delivered by the water and sewerage undertakers, funded from pooled infrastructure charges collected from new developments. In this instance the developer would pay Portsmouth Water approximately £73,000 and Southern Water approximately £127,000.

The use of planning conditions is common to control phased occupations so that both Portsmouth Water and Southern Water can plan, design and deliver network upgrades to cater for the increased demand, e.g. upsize existing pipework or lay new pipework in order that the demand from a new development does not exceed the available capacity.

There is currently some spare capacity available within the local networks, and given that the first occupation of the Nursery Fields development will not be before 3 to 4 years from the date of receipt of planning approval, there is sufficient time for the additional capacity to be provided by Portsmouth Water and Southern Water, as they are required to do. In the event there were any delay then there is also an ability for developers to directly fund the design work themselves to advance the upgrade programme as necessary to meet the demand.

We understand that problems at the Mulberry Fields development were a result of the developer not initiating the necessary upgrade works in time and not coordinating properly with Southern Water. This is a prime example of why the New Charging Regime was introduced in April 2018 to shift the responsibility away from developers.

We trust the above helps provide certainty that appropriate and effective mechanisms exist that will deliver the necessary water and sewerage network upgrades to accommodate the Nursery Fields development.

Yours sincerely



R. B. Totman
Director

c.c. Amy Myer – Arun District Council