**A10 Maudlin Farm**

Southern Water is the statutory wastewater undertaker for Westhampnett. We have undertaken an assessment of the existing capacity of the wastewater network and its ability to meet the forecast demand for this proposal. The assessment reveals that the local sewerage network has limited capacity to accommodate the proposed development. Limited capacity is not a constraint to development provided that planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of wastewater infrastructure.

Proposals for up to 265 dwellings at this site will generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. This reinforcement will be provided through the New Infrastructure charge to the developer, but Southern Water will need to work with site promoters to understand the development program and to review whether the delivery of network reinforcement aligns with the occupation of the development. Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of flooding unless the requisite works are implemented in advance of occupation.

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and planning conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure, and does not contribute to pollution of the environment, in line with paragraph 170(e) of the National Planning Policy Framework (NPPF) (2021).

Having regard to the above, and for consistency with policies A6, A7, A8 and A14 given that wastewater arising from development within Westhampnett parish will be conveyed to Tangmere WTW, we propose the following additional criterion to site policy A10 (new text underlined):

*Occupation of development will be phased to align with the delivery of infrastructure for adequate wastewater conveyance (meeting strict environmental standards).*