


Consultation Point:

Langdon Neighbourhood Plan

Consultee:

 @ Southern Water

Comments:

1. Please state which policy; section; paragraph you would like to comment on within the draft Langdon Neighbourhood Development Plan.

General comment on sensitive groundwater Source Protection Zones present in the neighbourhood area

1a. Please add any comments you have about the draft Langdon Neighbourhood Development Plan specific to question 1.

Southern Water has nothing further to our comments at Regulation 14 stage, all accounted for in terms of planning policy wording – although our comments did include a request to refer to Southern Water’s ‘SuDS within SPZ guidance’ developed to help protect groundwater to drinking water standards in sensitive Source Protection Zones. Whilst this is not a legal requirement or one that indicates non-compliance with the basic conditions, it would help make both Local and Neighbourhood Plan policies on SuDS more effective in this sensitive area. Much of Langdon parish overlies Source Protection Zones (SPZ) – groundwater sources from which public drinking water supplies are drawn. As drinking water standards are more stringent than the environmental standards more often referred to in SuDS guidance for the protection of groundwater, Southern Water has developed additional guidance for SuDS within SPZ. This guidance explains when we will ask developers to provide a full hydrogeological risk assessment of the site to inform their SuDS design proposals - please see this link for more information: <https://www.southernwater.co.uk/media/00ubtggs/suds-in-spz-guidance.pdf>.

2. Please state which policy; section; paragraph you would like to comment on within the Langdon Design Guidance, Codes and Character Study

Design Guide Parts 4 to 5

2a. Please add any comments you have about the Langdon Design Guidance, Codes and Character Study specific to Question 2.

We did include in our Regulation 14 response a request to refer to Southern Water’s ‘SuDS within SPZ guidance’ developed to help protect groundwater to drinking water standards in sensitive Source Protection Zones. Whilst this is not a legal requirement or one that indicates non-compliance with the basic conditions, it would help make both

Local and Neighbourhood Plan policies on SuDS more effective in this sensitive area. Much of Langdon parish overlies Source Protection Zones (SPZ) – groundwater sources from which public drinking water supplies are drawn. As drinking water standards are more stringent than the environmental standards more often referred to in SuDS guidance for the protection of groundwater, Southern Water has developed additional guidance for SuDS within SPZ. This guidance explains when we will ask developers to provide a full hydrogeological risk assessment of the site to inform their SuDS design proposals - please see this link for more information:
<https://www.southernwater.co.uk/media/00ubtggs/suds-in-spz-guidance.pdf>.

4. Please indicate if you wish to be notified of the Councils decision on whether to make (adopt) the Neighbourhood Plan.

Yes