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Your Ref:  
FP/SCY/LDF15/Consultation

Our Ref:  
SS/Asset Management

Date:  
29<sup>th</sup> November 2010

Contact:

Fax:

Dear Mr. Ebbs,

**Whitfield Urban Expansion Draft Masterplan, October 2010**

Thank you for the opportunity to make representations to the Whitfield Urban Expansion Draft Masterplan. Please find Southern Water's comments attached.

If you would like to discuss our response, or require further information, please do not hesitate to contact me.

Yours sincerely

Susan Solbra  
Development Manager

**Section 6, paragraph 6.5, pages 25-26**

Southern Water welcomes recognition in table 6.1 of issues relating to wastewater service provision which need to be addressed in the masterplan. The capacity constraint relates to sewerage infrastructure, i.e. the pipes and pumping stations that transport the wastewater to the works, rather than the capacity at the wastewater treatment works itself.

The following amendments are proposed to table 6.1 to clarify this:

<b>Study</b>	<b>Issues Which Need to be Addressed in the Masterplan</b>
Wastewater	As there is insufficient capacity at <del>Broomfield Bank Waste Water Treatment Works</del> in the existing local sewerage system there would be the <u>is a requirement for a new strategic pumping station and a rising main to convey wastewater from the urban extension to at the Broomfield Bank Wastewater Treatment Works.</u>

**Section 6, paragraph 6.43 (Key messages arising), page 33**

Southern Water supports the key message that a strategic pumping station will be required, along with a rising main to Broomfield Bank Wastewater Treatment Works. For clarity we propose insertion of the words "Wastewater Treatment Works" as shown below:

- *A strategic pumping station and rising main to Broomfield Bank Wastewater Treatment Works will be required to serve the proposed development.*

**Section 10 Delivery and Implementation, page 57-60**

There is no paragraph in this section to address delivery of the major off-site sewerage infrastructure which will be required to service the urban extension.

Ofwat, the water industry's economic regulator, takes the view that sewerage infrastructure specifically required to service new development should be paid for by the development. This protects existing customers who would otherwise have to pay through increased general charges.

As there is no clear delivery mechanism for the infrastructure, the masterplan needs to strongly support its delivery by the development.

In our experience, developers who receive early warning of the need to provide off-site sewerage infrastructure will facilitate its delivery. The masterplan should therefore recognise the need for the development to fund the infrastructure required to convey wastewater from the urban extension to Broomfield Bank Wastewater Treatment Works. The developers will then

have the opportunity to factor the additional costs into their proposals early in the planning process.

The masterplan should also make clear that the development will need to be phased with provision of sewerage capacity.

Insertion of the following paragraph is proposed:

*As there is insufficient capacity in the existing sewerage system there is a requirement for a new strategic pumping station and a rising main from the urban extension to Broomfield Bank Wastewater Treatment Works. This infrastructure will need to be funded by the development, and occupation of the development will need to be phased with provision of necessary capacity.*

### **Appendix 1, Paragraph 1.19, page 3**

As recognised in the Water Cycle Strategy, Southern Water may be able to supply water to service the urban extension should the developer wish to pursue this option.

If greywater recycling systems are proposed in order to achieve the higher levels of the Code for Sustainable Homes, the planning authority will need to consider long-term maintenance requirements. It is important to ensure that hygiene standards are maintained throughout the life time of the development, and that there are no negative health impacts to future residents.

### **Appendix 1, table 2.1, page 8**

Southern Water welcomes identification in table 2.1 of the need for on-site and off-site wastewater infrastructure to service the urban extension.

### **Appendix 1, table 2.2, page 9**

#### Utility Services - Foul Water Drainage

Southern Water has investigated infrastructure required to support Phase 1 of the urban expansion as part of a S98 requisition enquiry. Initial investigations indicate that there is insufficient capacity in the existing pumping station at Sandwich Road to accommodate Phase 1. Alternative options are currently being investigated to develop a strategy whereby sewerage capacity can be provided in phase with the development.

### **Appendix 3, pages 11-13**

None of the development principles in Appendix 3 addresses provision of sewerage infrastructure, nor the need to co-ordinate development with provision of this infrastructure.

A new development principle is therefore proposed:

Development of the WUE will need to be co-ordinated with provision of on-site and major off-site sewerage infrastructure to convey foul water from the urban extension to Broomfield Bank Wastewater Treatment Works. This infrastructure will need to be funded by the development. The mechanism by which capacity is to be provided in phase with the development will need to be investigated in co-operation with Southern Water.