

Correspondence between Basingstoke and Deane Borough  
Council and Southern Water Regarding Infrastructure Provision:

Examination Document: BC/1/01

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29/10/14

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**Mark Lambert**

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**Subject:** FW: Basingstoke Local Plan

Dear Mark,


Yes, the same comments apply at Overton WTW for this level of development (270 new homes).

Southern Water has not identified any environmental issue but please note that we rely on the environmental permit, which is set by the Environment Agency, who is responsible for protecting the environment.

Susan

Susan Solbra  
Regional Planning Manager  
Infrastructure

 01273 663189 (direct)

 [www.southernwater.co.uk](http://www.southernwater.co.uk)

 ***Southern Water, Southern House, Lewes Road, Brighton, BN1 9PY***

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**From:** Mark Lambert [<mailto:Mark.Lambert@basingstoke.gov.uk>]

**Sent:** 29 October 2014 08:30

**To:** Solbra, Susan

**Subject:** RE: Basingstoke Local Plan

Dear Susan,

Many thanks for coming back to me yesterday. Sorry to bother you with a further query, but reading through your email and the position statement and the content of the plan, I wanted to make sure that you're comfortable with the position with regard to Overton. The plan specifically allocates a site at Overton Hill for 120 homes (which is addressed in your note) and also a further 150 homes for Overton through Neighbourhood Planning. Are you content that there are no specific environmental issues that would limit further development taking place here please?

Many thanks, Mark

28/10/14

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**Mark Lambert**

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**From:** Solbra, Susan <Susan.Solbra@southernwater.co.uk>  
**Sent:** 28 October 2014 14:34  
**To:** Mark Lambert  
**Subject:** Basingstoke Local Plan  
**Attachments:** 130603BasingstokeDeaneInfrastructureDeliveryPlan.msg;  
111125BasingstokeDeanePositionStatement.pdf;  
111125BasingstokePositionStatementAppAWW.pdf

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Dear Mark,

We are happy for the attached correspondence and position statement to be forwarded to the Planning Inspector. The appendix to the statement reinforces the position which I hope is helpful.

With regard to your last question, Southern Water treats wastewater arriving at Whitchurch, Ivy Down Lane Oakley and Overton WTWs in accordance with environmental permits set by the Environment Agency. The Agency is responsible for protecting the environment and the permits are set in order to meet water quality objectives.

Southern Water has not identified any environment issues with respect to your Revised Pre-Submission Local Plan. We anticipate that additional new development could be accommodated should this be required.

Finally, as stated by Clare Gibbons in her email of 17th June 2014, Southern Water has no outstanding issues to your Revised Pre-Submission Local Plan. I am pleased to confirm this position and thank you for your co-operation. The question as to the soundness of the Plan is a matter for the Planning Inspector to determine.

Regards,  
Susan

Susan Solbra  
Regional Planning Manager  
Infrastructure

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 **Southern Water, Southern House, Lewes Road, Brighton, BN1 9PY**

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**From:** Mark Lambert [mailto:Mark.Lambert@basingstoke.gov.uk]  
**Sent:** 23 October 2014 07:38  
**To:** Solbra, Susan  
**Cc:** Policy, Planning  
**Subject:** Basingstoke Local Plan

Dear Susan

I wonder if you can assist with some queries that have cropped up in relation to our Local Plan and sewerage treatment works that Southern Water operates in Overton, Oakley and Whitchurch please? You may be aware that we formally submitted our draft Local Plan for examination in early October and our appointed Inspector

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**Mark Lambert**

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**From:** Solbra, Susan  
**Sent:** 03 June 2013 13:01  
**To:** 'Heike Wetzstein'  
**Subject:** RE: IDP  
**Attachments:** 130531BasingstokeIDP.xls

Dear Heike,

Apologies for the delay in my response.

I have reviewed the IDP. Please note that paragraph 34.9 on page 66 is now out of date as the schemes have been delivered. Please delete this paragraph and replace with:



Southern Water also plans investment through the five yearly price review process undertaken by Ofwat, the water industry's economic regulator. The next price review is in 2014, covering the investment period 2015 to 2020. A further price review will take place in 2019, covering the investment period 2020 to 2025, etc. The wastewater treatment capacity and water resources required to meet demand from new development can be planned and funded through this process. In terms of local sewerage and water distribution infrastructure, new development will need to connect to the sewerage system and the water distribution network at the nearest point of adequate capacity. This may require off-site infrastructure if capacity is insufficient in the immediate vicinity of the site. This off-site infrastructure would need to be provided by the development.

Turning to the schedule, I have not identified any entries to recognize the need for local sewerage and water distribution infrastructure. We propose the addition of two lines (please see the attached document), and would be grateful if you could incorporate this. We do not seek funding through the CIL to cover the costs, as they can vary considerably from site to site. Instead, we look to enter into direct agreements with developers, facilitated by planning conditions. We look to Local Plans and Neighbourhood Plans to facilitate these planning conditions through planning policies so that development will not proceed unless it connects to the sewerage system and the water distribution system at the nearest point of adequate capacity, as specified by Southern Water.

We note that the timings of infrastructure delivery against Overton, Whitchurch and Oakley WTWs have all been set to 2015 to 2020. The timing of any additional investment at these works would need to be determined through the price review process, and will depend on the progress of new development to construction, as well as the level of population growth that actually occurs in the future (as opposed to the growth that is forecast – forecasts can be wrong). The timings should be changed to "2015 to 2029".

Many thanks,  
Susan

Susan Solbra  
Regional Planning Manager  
Asset Management

 01273 663189 (direct)  
 [www.southernwater.co.uk](http://www.southernwater.co.uk)

 **Southern Water, Southern House, Lewes Road, Brighton, BN1 9PY**

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**From:** Heike Wetzstein [mailto:Heike.Wetzstein@basingstoke.gov.uk]  
**Sent:** 15 May 2013 19:54  
**To:** Solbra, Susan  
**Subject:** IDP

Dear Susan

**Basingstoke & Deane Borough Council**

**Southern Water Position Statement**

**25<sup>th</sup> November 2011**

Southern Water provides wastewater and/or water services in parts of Basingstoke & Deane. In the context of Basingstoke & Deane's Infrastructure Delivery Plan (draft November 2011), Southern Water serves the following locations:

<b>Location</b>	<b>Number of new homes</b>	<b>Wastewater services</b>	<b>Water supply</b>
OV002 Overton OV002	120	Yes	Yes
WHIT006 South of Blosswood Lane, Whitchurch	100	Yes	Yes
WHIT007 Manor Farm	50	Yes	Yes
Whitchurch – housing location will be for local determination	200	Yes	Yes
Oakley – housing location will be for local determination	150	Yes	No
Kingsclere – housing location will be for local determination	50	No	Yes

*Table 1. Proposed development locations served by Southern Water (based on Basingstoke & Deane's draft Infrastructure Delivery Plan, November 2011).*

Southern Water provides wastewater services only to Oakley (water not supplied) and water supply only to Kingsclere (wastewater services not provided). Each service is described in turn below.

**Wastewater services**

Wastewater services can be separated into two elements: wastewater drainage (sewerage) and wastewater treatment.

Wastewater drainage (sewerage) is the transportation of wastewater arising from individual homes, businesses and community buildings across intervening land to the wastewater treatment works for treatment. The sewerage system, which transports the flows, is made up of a network of underground sewers and associated infrastructure such as pumping stations.

Once the flows arrive at the works, the wastewater is treated to remove pollutants. Southern Water is required to meet strict environmental quality standards set by the Environment Agency in the treatment of wastewater.

Southern Water has a statutory duty to serve new development. The company is committed to providing the right infrastructure in the right place at the right time in collaboration with the Council, developers and other stakeholders.

Southern Water submits a Business Plan to Ofwat as part of the price review process. This contains investment proposals in several investment categories, including providing services to new development.

Adopted Local Development Frameworks, including Basingstoke & Deane's when adopted, inform Southern Water investment proposals to Ofwat as part of the price review process. The next review is in 2014. Ofwat generally agrees to fund investment required to serve new development provided there is planning certainty.

Southern Water does not seek contributions towards expansion of or building of new wastewater treatment works required to serve new development, nor development of strategic water resources. The investment required is planned through the periodic review of prices process and funded by Southern Water via general charges to the whole customer base.

The situation is different on local sewerage and local water distribution infrastructure (i.e. underground sewers and water mains, and associated facilities such as pumping stations). Ofwat takes the view that local infrastructure specifically required to serve new development should be paid for by the development. This ensures that the cost is passed to those who directly benefit from it, and protects existing customers who would otherwise have to pay through increased general charges.

Local sewerage infrastructure and water mains therefore needs to be funded by the development. On-site infrastructure is usually constructed by the developer and subsequently offered to Southern Water for adoption. Off-site sewerage infrastructure to facilitate connection at the nearest point of adequate capacity needs to be funded partly by developer contributions and partly by Southern Water. Southern Water would normally expect to enter into an agreement directly with the developer on a site by site basis, facilitated by planning conditions.

The cost of the water and wastewater infrastructure required to serve new development in Basingstoke & Deane is not known at this stage. Furthermore, releasing anticipated costs into the public domain could compromise future competitive tenders. Southern Water is therefore unable to provide cost information.

Southern Water understands that the Community Infrastructure Levy is not designed to include utility infrastructure such as local sewers and associated facilities (e.g. pumping stations). As explained above, the company would expect to enter into an agreement directly with the developer on a site by site basis.

Essential/ Desirable/ Preferred	Phasing			Comment	Lead Delivery Organisation/s	Cost (approx.)	Source of Funding			Dependencies/ Risk/ Notes	
	up to 2016	2016-2021	2021-2027				Potentially CIL	SI06	Other funding		Gap funding
<b>Utilities and Waste Wastewater treatment</b>											
Ov002 Overton Hill (120dw) - wastewater treatment	•	•		Could drain to Overton WTW. The current discharge consent can accommodate the proposed development. Any upgrades to the WTW will be undertaken & funded by SW. SW will bid for investment funding via Ofwat. The next review is in 2014 and covers investment in the period 2015-2020.	Southern Water	Not known.	No	No	Yes	No	Southern Water anticipates that Ofwat will agree to fund infrastructure required to serve new development. Planning certainty needs to be provided through adopted development plan documents.
Ov002 Overton Hill (120dw) - local sewerage network	•	•		There is insufficient capacity in the local sewerage system. The developer will need to provide necessary off-site infrastructure to connect to the nearest point of adequate capacity. This would need to be investigated by way of capacity assessment and infrastructure provided before occupation of the development. It is not necessary for developers to undertake this work now as it is best undertaken when sites come forward. Developer to contact SW to run the network model through the standard capacity check route.	Developer/Southern Water	Not known.	No	No	Yes	Yes	Appropriate planning policies and planning conditions will be required to ensure that the site specific infrastructure is delivered.
WHIT006 Land south of Blosswood Lane - wastewater treatment	•	•		Could drain to Whichurch WTW. The current discharge consent can accommodate the proposed development. Any upgrades to the WTW will be undertaken & funded by SW. SW will bid for investment funding via Ofwat. The next review is in 2014 and covers investment in the period 2015-2020.	Southern Water	Not known.	No	No	Yes	No	Southern Water anticipates that Ofwat will agree to fund infrastructure required to serve new development. Planning certainty needs to be provided through adopted development plan documents.
WHIT006 Land south of Blosswood Lane - local sewerage network	•	•		There is insufficient capacity in the local sewerage system. The developer will need to provide necessary off-site infrastructure to connect to the nearest point of adequate capacity. This would need to be investigated by way of capacity assessment and infrastructure provided before occupation of the development. It is not necessary for developers to undertake this work now as it is best undertaken when sites come forward. Developer to contact SW to run the network model through the standard capacity check route.	Developer/Southern Water	Not known.	No	No	Yes	Yes	Appropriate planning policies and planning conditions will be required to ensure that the site specific infrastructure is delivered.
WHIT007 Manor Farm (together 150dw) - wastewater treatment	•	•		Could drain to Whichurch WTW. The current discharge consent can accommodate the proposed development. Any upgrades to the WTW will be undertaken & funded by SW. SW will bid for investment funding via Ofwat. The next review is in 2014 and covers investment in the period 2015-2020.	Southern Water	Not known.	No	No	Yes	No	Southern Water anticipates that Ofwat will agree to fund infrastructure required to serve new development. Planning certainty needs to be provided through adopted development plan documents.
WHIT007 Manor Farm (together 150dw) - local sewerage network	•	•		There is insufficient capacity in the local sewerage system. The developer will need to provide necessary off-site infrastructure to connect to the nearest point of adequate capacity. This would need to be investigated by way of capacity assessment and infrastructure provided before occupation of the development. It is not necessary for developers to undertake this work now as it is best undertaken when sites come forward. Developer to contact SW to run the network model through the standard capacity check route.	Developer/Southern Water	Not known.	No	No	Yes	Yes	Appropriate planning policies and planning conditions will be required to ensure that the site specific infrastructure is delivered.
200 units in Whichurch - wastewater treatment	•	•		Could drain to Whichurch WTW. The current discharge consent can accommodate the proposed development. Any upgrades to the WTW will be undertaken & funded by SW. SW will bid for investment funding via Ofwat. The next review is in 2014 and covers investment in the period 2015-2020.	Southern Water	Not known.	No	No	Yes	No	Southern Water anticipates that Ofwat will agree to fund infrastructure required to serve new development. Planning certainty needs to be provided through adopted development plan documents.
200 units in Whichurch - local sewerage network	•	•		There is insufficient capacity in the local sewerage system. The developer will need to provide necessary off-site infrastructure to connect to the nearest point of adequate capacity. This would need to be investigated by way of capacity assessment and infrastructure provided before occupation of the development. It is not necessary for developers to undertake this work now as it is best undertaken when sites come forward. Developer to contact SW to run the network model through the standard capacity check route.	Developer/Southern Water	Not known.	No	No	Yes	Yes	Appropriate planning policies and planning conditions will be required to ensure that the site specific infrastructure is delivered.
100 units in Oakley - wastewater treatment	•	•		Could drain to Ivy Down Lane Oakley WTW. The current discharge consent can accommodate the proposed development. Any upgrades to the WTW will be undertaken & funded by SW. SW will bid for investment funding via Ofwat. The next review is in 2014 and covers investment in the period 2015-2020.	Southern Water	Not known.	No	No	Yes	No	Southern Water anticipates that Ofwat will agree to fund infrastructure required to serve new development. Planning certainty needs to be provided through adopted development plan documents.
100 units in Oakley - local sewerage network	•	•		There is insufficient capacity in the local sewerage system. The developer will need to provide necessary off-site infrastructure to connect to the nearest point of adequate capacity. This would need to be investigated by way of capacity assessment and infrastructure provided before occupation of the development. It is not necessary for developers to undertake this work now as it is best undertaken when sites come forward. Developer to contact SW to run the network model through the standard capacity check route.	Developer/Southern Water	Not known.	No	No	Yes	Yes	Appropriate planning policies and planning conditions will be required to ensure that the site specific infrastructure is delivered.
<b>Total cost</b>					Developer/Southern Water	Not known.	No	No	Yes	Yes	Appropriate planning policies and planning conditions will be required to ensure that the site specific infrastructure is delivered.