

Planning for future growth

Havant Borough Council
and
Hayling Island Infrastructure Advisory Committee

25 October 2017



Southern Water's role in the development process

- Water companies, such as ourselves, play a fundamental role in providing infrastructure for new growth – installing essential water and wastewater services for new developments and the people who use them.
- We are fully committed to providing the right infrastructure in the right place, at the right time, in collaboration with the planning authority and developers.
- We have statutory obligations to provide water and wastewater services: we cannot refuse new connections and we are unable to object to new developments
- We have a duty to ensure that the service we provide our existing customers does not deteriorate as a result of new homes being built.
- We are not a statutory consultee on individual planning applications



Planning for Growth

*To effectively and efficiently plan for growth we need to know **how much** the population is expected to grow, as well as **where** and **when** development will happen.*

1. Collation of population forecasts from sources such as ONS and DCLG.
2. Maintain a database of housing developments of 10 or more units based on data produced by Local Authorities:
 - * Allocations in adopted Local and Neighbourhood Plans
 - * Five year supply of housing
3. Working alongside local authorities and developers is the best way of ensuring our investments are made at the right time and in the right place.

Planning certainty is key to support our investment proposals to Ofwat, the water industry's economic regulator.

Havant Local Plan

- Local Plans along with site allocation DPDs are key to informing our plans for infrastructure improvements as they set out the scale and location of future new homes and businesses.
 - We use various sources to estimate expected population and housing growth, including census data and population projections.
 - Precise location and expected timescales allow us to assess where connections can be made or where infrastructure improvements may be required.
 - This allows us to make the case in our five-year investment proposals for new infrastructure to support projected growth.
- Working alongside local authorities and developers is therefore the best way of ensuring our investments are made at the right time and in the right place.

**Planning certainty is key –
We invest against planned development**



Responding to Planning Applications

Water companies are not statutory consultees on individual planning applications

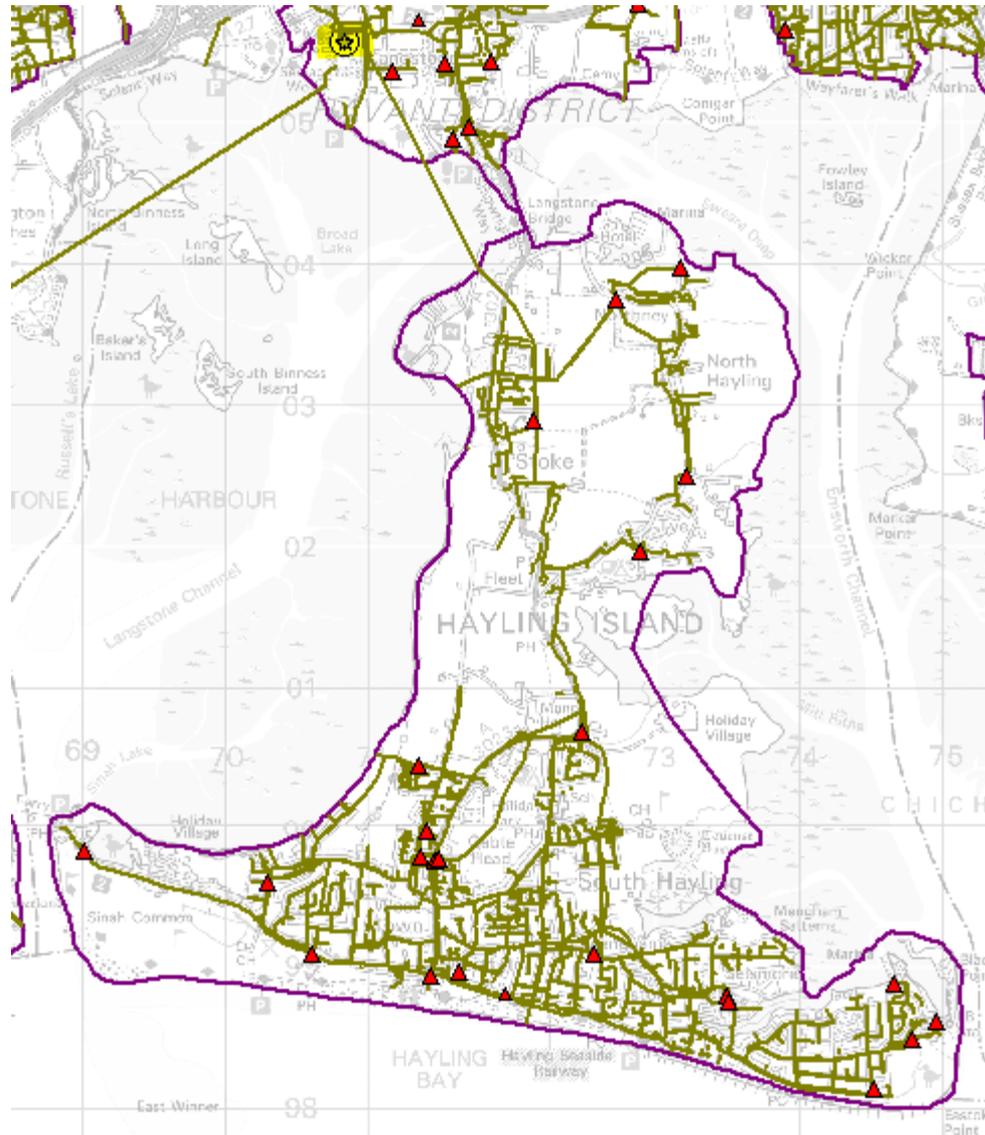
- Around 50 Local Authorities across our region
- We encourage local authorities to consult us on applications for major developments (typically > 20 homes) or where proposals would have a significant impact on, or be impacted by, our assets
- We respond to planning applications on which we are consulted and will request planning conditions if necessary.
- Planning conditions, if implemented by the planning authority, facilitate the delivery of necessary infrastructure in parallel with the development.
- In some cases, new infrastructure such as new sewers and pumping stations will need to be built in order to make a connection – the majority of this cost should be covered by the developer.
- We expect new development to apply the drainage hierarchy – surface water should not be allowed to drain to a foul or combined sewerage system, except as a last resort
- If planning approval approved without drainage conditions, we cannot subsequently refuse a connection on the grounds of inadequate capacity

Pre-development Enquiries

Southern Water Developer Services are actively seeking to engage with developers at an early stage, prior to the submission of planning applications

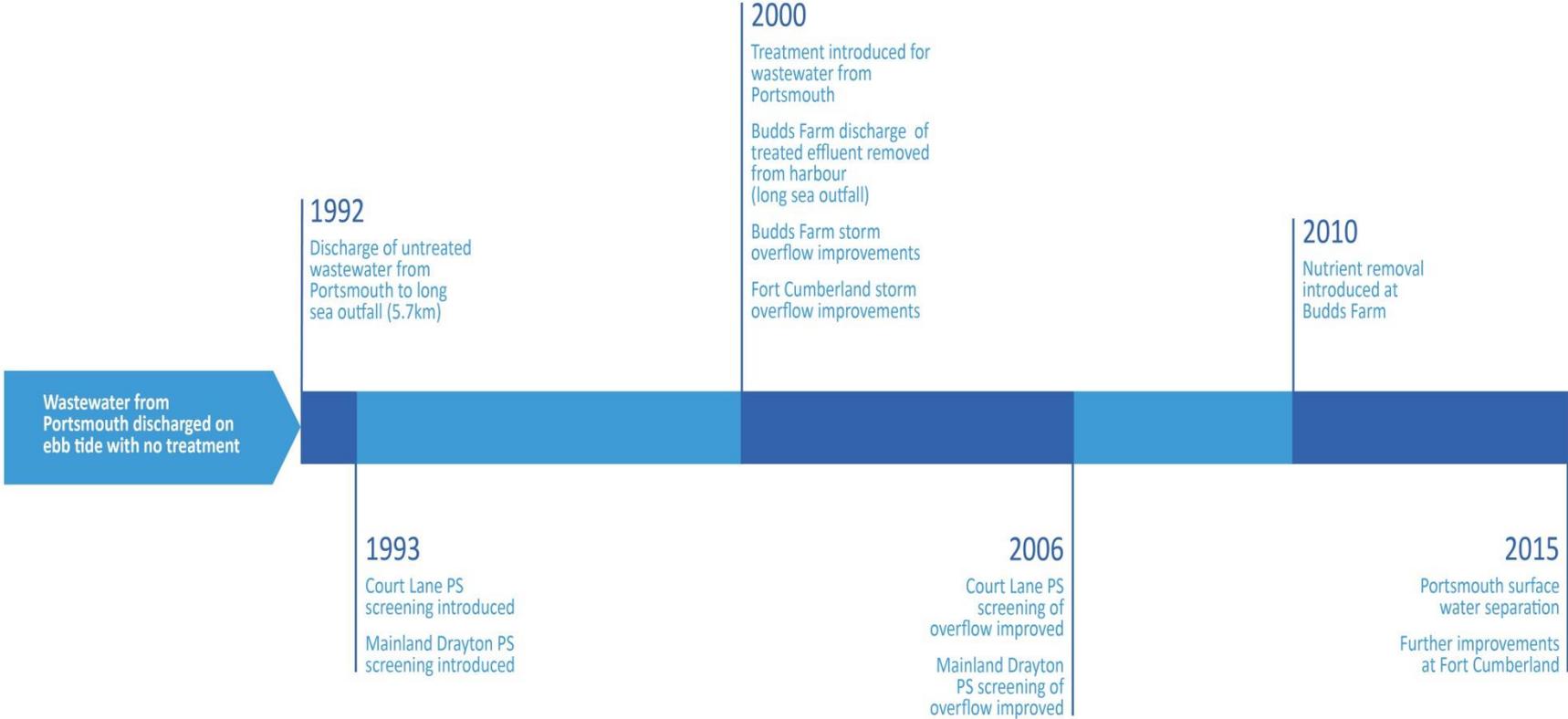
- Developers should consult with us to ensure:
 - Water supply and sewerage infrastructure are available to meet needs of the proposed development
 - An adequate supply of mains water can be provided
 - Public sewers with adequate capacity are available or can be provided or alternative arrangement can be made
 - Recognition that development in close proximity to wastewater treatment works can be impacted by odour and fly nuisance
- We provide a comprehensive service to builders, developers and individuals looking to connect to our network. For further information, visit:
<http://www.southernwater.co.uk/property-and-developers>

Hayling Island Sewer Network



Langstone Harbour

Langstone Harbour - Southern Water Improvements



Water Quality

The Langstone Harbour Board takes water quality extremely seriously. Although not designated as a bathing water, the Environment Agency routinely tests the harbour water for parameters including bacterial and heavy metal content. The Environment Agency is also responsible for investigating any pollution incidents which may occur in Langstone Harbour.

If you witness any pollution incidents in the harbour, please contact the Environment Agency Pollution Reporting Line on 0800 807060 (this is a 24 hour FREEPHONE number).

STORM WATER DISCHARGES

Improvements to the Southern Water sewage treatment plant at Budds Farm at the northern end of the harbour, including the construction of a 5.7km sea outfall under the harbour which takes waste water from the pumping station at Eastney out to sea, have resulted in great improvement in the water quality of the harbour in recent years. Southern Water are also running a 'Keep it Clear' campaign, encouraging customers to dispose of items such as sanitary waste and medicines responsibly, rather than via the waste water system where they can cause blockages exacerbating the problems associated with Storm Water Discharges.



Discharge Notifications

[24th October 2017 \(2\)](#)

[24th October 2017 \(1\)](#)

Any Questions?