

### Situation Update - Waste water and sewerage infrastructure

7 November 2016

MBC has continued to engage with Southern Water to provide a comprehensive response to these action points. The intention had been to agree a Statement of Common Ground, so that the response could provide a joint statement on the matters raised by the Inspector. Unfortunately, it has not proved possible to finalise a Statement of Common Ground in the time available.

The responses below therefore reflect MBC's understanding of the situation, and current position, in light of this further engagement.

#### Inspector's Action 5.1

Lenham Broad Location H2 (3) MBC to supply information on threshold at which WWTW works needed to support additional housing development and which 5 year period it could be delivered within – 2019 and or 2024.

#### Council's response:

Although requested, Southern Water has not provided MBC with specific figures regarding the number of additional dwellings that could be accommodated before the need for additional capacity arises. It is understood however that there is currently capacity at the Lenham WWTW to accommodate additional development in the catchment, including the proposed housing allocations identified in policies H1 (42) and H1 (43).

It is understood that the inclusion of the Lenham Broad Location in an adopted Maidstone Borough Local Plan would provide sufficient planning certainty for the infrastructure improvements to be formally considered in the Ofwat Price Review Process. Southern Water is now aware of the proposed changes at PC/84 and PC/85, and it is understood that the improvements would be considered as part of the 2019 Price Review (early work on which is now underway) for delivery within that 5 year period.

Through the development of the 2019 Price Review process, and the potential Lenham DPD, MBC and Southern Water will continue to work together constructively to further consider the potential phasing of development and infrastructure, to ensure that the necessary infrastructure can be delivered in a timely manner to support the development.

#### Inspector's Action 5.7

MBC to provide written response to Southern Water points concerning criteria for connection to sewerage treatment and location of housing development near pumping stations – as set out in written statement submitted for Session 5B.

#### Council's response

MBC had sought to reflect the need for appropriate connections to the sewerage network in a concise manner in the Local Plan, as set out at proposed changes PC/21 and the third sentence of PC/58. Following Southern Water's written submissions to Session 5B and Session 12 however, and further discussions between MBC and Southern

Water, it is now considered that the approach proposed in Southern Water’s Regulation 20 representations is more appropriate, as it is based directly on the assessment work undertaken by Southern Water.

Alternative changes are now therefore proposed, as set out in the table below, to reflect this approach.

Reference	Proposed Change	Reason
PC/137	<p>Insert additional criterion for sites: H1 (1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (17), (21), (27), (29), (32), (35), (37), (38), (39), (41), (42), (44), (45), (46), (47), (48), (49), (50), (51), (53), (54), (55), (56), (58), (59), (60), (61), (62), (67) and RMX1 (4):</p> <p><i>“Utility Infrastructure – A connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider.”</i></p> <p>NB: This proposed change supersedes PC/21 and amends PC/58 to delete the third sentence.</p>	<p>To more accurately reflect the evidence developed by the service provider and to ensure that the policy is effective and justified.</p>

MBC has reviewed the point raised regarding the position of housing development relative to waste water infrastructure and it is apparent that all of the affected sites, as identified in Southern Water’s Regulation 20 representations, have now been through the development management process where Southern Water’s views on the individual applications have been taken into account in the usual way.

H1 (10) has a resolution to grant outline permission subject to completion of a s106 agreement and the residential development is located some 500m from the identified pumping station; comfortably beyond the 15m specified in Southern Water’s consultation response to the application. H1 (33) and H1 (66) both have full planning permission. H1 (35) has an outline consent, with reserved matters approval now obtained. The two land ownerships which comprise H1 (50) both gained resolutions to grant full consent last month, subject to completion of s106 agreements.

MBC therefore does not consider that further changes should be applied to the Local Plan to address this point as they would not be necessary for soundness.