

Southern Water Winchester City Council Local Plan Reg 19 Consultation – Supplementary Response

Further to our consultation response provided 11 October 2024 and the duty to co-operate meeting held 29 October 2024, I write to request some modifications to the criterion that we have proposed.

Development Allocations

For consistency and conformity across the local plan we are happy for the word **consultation** to be used in the policy criterion for Policy W5 Bushfield Camp rather than the word liaison.

Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison consultation with the service provider.

W1 Barton Farm

We are comfortable with retaining the wording in the local plan as set out below, as to ensure that development is adequate distance away from our Harestock Wastewater Treatment Works.

ix. [...] and ensure adequate separation from the Harestock Waste Water Treatment Works;

Whilst the below wording provided in our consultant response is more comprehensive and encourages the necessary engagement with Southern Water, we are agreeable to the above wording set out in criterion ix. providing the required safeguarding. Therefore, the wording below can be disregarded.

The development layout must provide sufficient distance between Harestock Wastewater Treatment Works and sensitive land uses, such as residential units, schools and recreational areas, to allow adequate odour dispersion, on the basis of an odour assessment to be undertaken in consultation with Southern Water.

Having revisited our assessment of this site undertaken during the Reg 18 consultation; I have noted that the following Southern Water infrastructure was identified.

BARTON FARM MAJOR DEVELOPMENT AREA | 250mm Public Foul sewer; 315mm Public water distribution main; 90mm Public water distribution main; 250mm

Therefore, we propose the following criterion wording for W1 Barton Farm.

Layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes.

Policy WK6 LAND AT SOUTHWICK ROAD/SCHOOL ROAD

We made an initial assessment of this site and ascertained that Southern Water's infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development.

In our consultation response we requested that this is recognised as underground infrastructure, however for consistency and conformity across the local plan, we are happy for asset type to be specified where there is solely one asset type (i.e. sewer or water pipe).

Layout of the development must be planned to ensure future access to existing underground sewerage infrastructure for maintenance and upsizing purposes.

Where both asset types are present then **underground infrastructure** has been used.

Policy W6 Winnall

In the absence of an indicative number of homes, our assessment of sewer capacity in relation to this site allocation is undertaken in accordance with a modelling methodology aligned to location size.

However, we recognise that aspects of this site have already been developed and/or redeveloped. As such, we propose the below modification to the wording proposed in our consultation response.

Consultation Response

Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.

Modification

Further development on this site will be subject to a sewer network capacity assessment during the planning application process, should capacity be constrained, occupation of the development will be phased to align with the delivery of infrastructure, in consultation with the service provider.

Policy W10 RIVER PARK LEISURE CENTRE SITE

In the absence of an indicative number of homes, our assessment of sewer capacity in relation to this site allocation is undertaken in accordance with a modelling methodology aligned to location size.

However, we recognise that the site has been drained to the public foul sewer previously and any new connection may not be in exceedance of that flow rate.

As such, we propose the below modification to the wording proposed in our consultation response.

Consultation Response



Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.

Modification

Any re-development of this site will be subject to a sewer network capacity assessment during the planning application process, should capacity be constrained, occupation of the development will be phased to align with the delivery of infrastructure, in consultation with the service provider.

Policy SU01 LAND AT BRIGHTLANDS

Whilst we have referenced the work that we are delivering to provide a more resilient Wastewater Infrastructure as the 'Sutton Scotney scheme' and the Harestock scheme', the work does involve undertakings in South Wonston.

As discussed in our duty to co-operate meeting held 29 October 2024, we are happy to include that location for completeness.

Consultation Response

xvii. Occupation of development will be phased to align with delivery of Wastewater Infrastructure upgrades at Sutton Scotney and at Harestock in consultation with the service provider. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

Modification

xvii. Occupation of development will be phased to align with delivery of Wastewater Infrastructure upgrades at Sutton Scotney, South Wonston and at Harestock in consultation with the service provider. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

W2 John Moore Barracks

This site is in the locality of the SWS Harestock Treatment Works. As such it was felt prudent to include policy criterion for Policy W2 to supplement vi. of Policy NE6.

However, as discussed at in the duty to co-operate meeting held 29 October 2024, the distance between the site location and Harestock Wastewater Treatment Works should allow adequate odour dispersion.

As such, we are comfortable with the proposed policy criterion below not being included in Policy W2.

The development layout must provide sufficient distance between Harestock Wastewater Treatment Works and sensitive land uses, such as residential units, schools and recreational areas, to allow adequate odour dispersion, on the basis of an odour assessment to be undertaken in consultation with Southern Water.

Policy NA3 Neighbourhood Plan Designated Area - New Alresford Town Council Neighbourhood Plan

As agreed in our duty to co-operate meeting held 30 September 2024, we have not undertaken a capacity assessment of our water and wastewater network in relation to the 100 dwellings proposed for the New Alresford Town Council Neighbourhood Plan.

Therefore, it will be vitally important that Southern Water are consulted on the Neighbourhood Plan as to allow us to undertake the assessment. Further to the duty to co-operate meeting held 29 October 2024, we are comfortable with some modifications to our consultation response wording, as set out below.

Consultation Response



Southern Water must be consulted on the sites allocated within the New Alresford Town Council Neighbourhood Plan for capacity assessments to be completed on their water and wastewater networks and for policy to be applied as required.

Modification

As part of the Neighbourhood Planning process, early engagement with Southern Water is encouraged regarding the allocation of sites in the Neighbourhood Plan in order to assess the capacity of their water and wastewater networks.

Policy DEN1 Neighbourhood Plan Designated Area - Denmead Neighbourhood Plan

As agreed in our duty to co-operate meeting held 30 September 2024, we have not undertaken a capacity assessment of our wastewater network in relation to the 100 dwellings proposed for the Denmead Neighbourhood Plan.

Therefore, it will be vitally important that Southern Water are consulted on the Neighbourhood Plan as to allow us to undertake the assessment.

Further to the duty to co-operate meeting held 29 October 2024, we are comfortable with some modifications to our consultation response wording, as set out below.

Recommendation

Southern Water must be consulted on the sites allocated within the updated Denmead Neighbourhood Plan for capacity assessments to be completed on their wastewater networks and for policy to be applied as required.

Modification

As part of the Neighbourhood Planning process, early engagement with Southern Water is encouraged regarding the allocation of sites in the Neighbourhood Plan in order to assess the capacity of their water and wastewater networks.

Policy SH3 - Whiteley Green - SWS Infrastructure

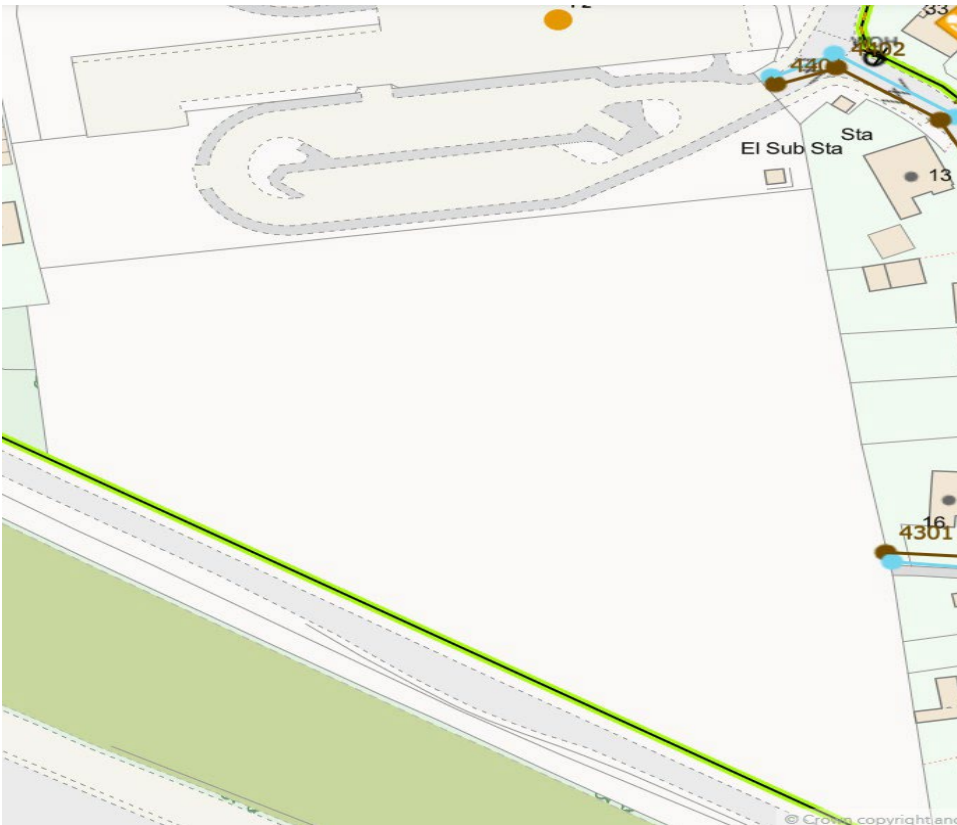
Thank you for sharing the e-mail confirmation provided by Hampshire County Council in relation to the site boundary and Southern Water infrastructure (excerpt of the e-mail below).

"I have attached a snip of our red/blue line plans for the site. As you can see the development proposals are outside the public highway, so Winchester can remove the easement requirement from the draft policy requirements."

Snip of site boundary provided by Hampshire County Council



Southern Water assets in Bader Way and Cobham Grove



On the basis of the above we recommend the following modifications to the wording for 13.31 of Policy SH3.

13.31

There are foul and surface water sewers ~~running across the site which would require an easement of 6m to be kept clear of all buildings and tree planting~~ located in Bader Way and Cobham Grove, with manholes in close proximity to the site boundary. It is important that the exact location of this infrastructure in relation to the site is established prior to the commencement of any construction, in liaison with Southern Water.

Response provided by:

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Lead Southern Water**