

Vale of Glamorgan Local Development Plan

Hearing Session 24: New Allocations

24th January 2017

1. Background

Dŵr Cymru Welsh Water (DCWW) is the statutory undertaker providing public water and sewerage services throughout the majority of Wales and adjoining parts of neighbouring English Counties. Safe and reliable water supplies and efficient foul drainage, are essential components to any development and are a pre-requisite to development taking place. The service provided not only underpins the existing life of the area, but also the social and economic improvements set out in a Local Development Plan (LDP). The capability of our water and sewerage infrastructure to supply and have the capacity to accommodate future growth, is an important consideration when assessing the viability and deliverability of allocations within a LDP. We are considered a 'specific consultation body' in the LDP process, and as such have been involved at every stage of the Vale of Glamorgan's LDP.

2. Capital Investment - Asset Management Plans (AMP)

We have a duty to improve, maintain and extend our water and sewerage systems under the respective sections 37 and 94 of the Water Industry Act 1991 and aim to ensure that sufficient infrastructure exists for domestic developments. Investment in our water and sewerage infrastructure is managed in rolling 5 year AMPs which seek to ensure appropriate large scale investment is undertaken to provide capacity for growth. The current AMP, AMP 6, runs from April 2015 to March 2020. AMP7 will run from April 2020 to March 2025, and we will shortly begin work on identifying potential schemes for inclusion within this AMP.

We are required to put forward a business plan for investment for each AMP cycle and as part of this work require some certainty in terms of growth areas and site development proposals. An adopted or 'sound' LDP with identified allocated development sites, significantly strengthens the case that we can put forward in relation to projects requiring AMP funding. Our industry regulator, OFWAT, usually do not provide investment for infrastructure to serve unconfirmed growth.

Due to the regulatory, financial and legislative framework that we have to work within there is the potential for disparity in the timeframes of our AMPs and LDPs. There may therefore be instances where 'lead-in' times are necessary to bring an infrastructure project and associated funding to fruition. In areas where there is a need for infrastructure improvements that is not catered for within the AMP, we encourage the phasing of development to the later period of the LDP. This enables us to undertake the essential improvement works required through future AMP investment.

Alternatively, where development will create a need for additional capacity in advance of our Regulatory investment, developers can either fund the improvements themselves or follow the requisition process¹ to provide the infrastructure to service the development, or in the instance of improvements to Wastewater Treatment Works (WwTW) developers can fund the upgrades via the provisions of a Section 106 (of the Town and Country Planning Act, 1990) Agreement.

3. Vale of Glamorgan LDP

We have provided relevant water, sewerage and treatment works comments on development allocations at every stage of the process and recently updated the joint Statement of Common Ground (SoCG) with the Council outlining the capabilities of our infrastructure to service the allocated sites. It is considered that the Local Planning Authority (LPA) has had due regard to these comments in determining the sites proposed for allocation, via the policies proposed and the evidence base submitted to support the Plan.

We have also recently assisted the LPA in assessing the impact of potential demands on our assets from the new allocations. Whilst it is apparent that the sites proposed have certain water or sewerage constraints, these are not considered to be insurmountable obstacles to delivery. There

¹ Further details of the requisition process is contained in Appendix 1.

is no reason why a combination of improvements through AMP investment, developer contributions and the requisition process would not ensure that the sites are delivered over the plan period.

4. Water and Sewerage infrastructure comments for proposed new allocations

MG2.11 – Land west of Pencoedre Lane, Barry – 137 dwellings

Water supply

There are no issues in providing a supply of clean water to this site. The site is traversed by both a 36" and a 450mm trunk water main and a 125mm distribution main, for which protection measures will be required in the form of diversions or easement widths.

Sewerage

The local public sewerage network in this location is too small to accommodate the foul only flows from this site. A hydraulic modelling assessment will be required to establish a point of connection to the public sewerage network and / or any improvement work required.

Wastewater treatment

The site is served by our Cog Moors WwTW for which there are no issues in accommodating the foul only flows.

MG2.XXA – Former Eagleswell Primary School, Llantwit Major – 72 dwellings

Water supply

There are no issues in providing a supply of clean water to this site. However, off-site mains may be required.

Sewerage

There are no issues in the public sewerage network accommodating the foul only flows from this site. However, off-site sewers may be required.

Wastewater treatment

The site is served by our Llantwit Major WwTW for which there are no issues in accommodating the foul only flows.

MG2.23 – Land at Upper Cosmeston Farm, Lavernock – 576 dwellings

Water supply

There are no issues in providing a supply of clean water to this site. However, off-site mains may be required. The site is traversed by a 3" trunk water main for which protection measures will be required, in the form of a diversion or easement width.

Sewerage

There are no issues in the public sewerage network accommodating the foul only flows from this site. However, off-site sewers may be required. The site is traversed by a 4000mm treated effluent sewer for which protection measures will be required in the form of an easement width around any manholes.

Wastewater treatment

The site is served by our Cog Moors WwTW for which there are no issues in accommodating the foul only flows.

MG2.XX – Land adjacent to Oak Court, Penarth – 145 dwellings

Water supply

There are no issues in providing a supply of clean water to this site.

Sewerage

There are no issues in the public sewerage network accommodating the foul only flows from this site. The site is traversed by a 150mm public foul sewer, a 100mm foul rising main and a foul Sewage Pumping Station (SPS) all in the northern part of the site for which protection measures will be required in the form of diversions or easement widths for the sewer and rising main, and a cordon-sanitaire for the SPS. We recommend liaising with the Council's Environmental Health Department regarding the extent of the cordon sanitaire.

Wastewater treatment

The site is served by our Cog Moors WwTW for which there are no issues in accommodating the foul only flows.

Appendix 1:
An explanation of how the Requisition provisions of the Water Industry Act 1991 works.

A statutory water and sewerage undertaker has a duty under Sections 41–44 (water) and 98 – 101 (sewerage) of the WIA91 to comply with a requisition. Notice served for the provision of a new water main or sewer and/or associated which is required for domestic purposes only.

Developers usually serve Notice when requiring assets to be laid over private land. A water and sewerage undertaker has the power to lay pipes through private land, whereas the developer has not.

Once the requisitioned asset is constructed and commissioned, the asset automatically vests with the water and sewerage undertaker who will be responsible for future operation and maintenance.

The cost of the requisitioned scheme is offset by the income generated from the development over a period of 12 years. Should the income received be greater than the cost of the scheme, then there is a nil contribution from the developer. Conversely, should the income received fall short of the scheme cost, a developer's contribution is required.