



Neath Port Talbot County Borough Council Local Development Plan (2011 – 2026)

Hearing Session 5: Housing Provision - Allocated Sites (1)

17th March 2015.

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).

DCWW has a duty to improve, maintain and extend its water and sewerage systems under the respective sections 37 and 94 of the Water Industry Act 1991 and aims to ensure that sufficient infrastructure exists for domestic developments. Investment in water and sewerage infrastructure is managed in rolling 5 year Asset Management Plans which seek to ensure appropriate large scale investment is undertaken to provide capacity for growth. The current AMP, AMP 5, runs from April 2010 to March 2015. AMP6 will run from April 2015 to March 2020, with the Final Determination being known early 2015.

DCWW 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 DCWW can put forward in relation to projects requiring AMP funding. DCWW's industry regulator, OFWAT, usually do not provide investment for infrastructure to serve unconfirmed growth.

Due to the regulatory, financial and legislative framework that DCWW has to work within there is the potential for disparity in the timeframes of DCWW's AMP 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 in the AMP, DCWW seeks to work collaboratively with Local Planning Authorities (LPA) to encourage the phasing of development to the later period of the LDP. This enables DCWW to undertake the essential improvement through AMP investment. Alternatively, developers can either fund improvements themselves or enter into a requisition process (*please see Appendix 1 for an explanation of the requisition provisions*) to provide the infrastructure to bring forward development in advance of any regulatory investment.

The capability of the company's 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. DCWW is considered a 'special consultation body' in the LDP process and as such have been involved at every stage in Neath Port Talbot's LDP. DCWW have worked with the LPA to provide relevant water, sewerage and waste water treatment comments on development allocations. It should however be noted that demands upon our water and sewerage systems change continually and regular discussion with DCWW is always advised to ensure the most up to date position. As such, we provide the following update in relation to each of the identified allocations. Whilst improvements to DCWW infrastructure are required to accommodate the proposed growth for these allocations, they are not considered insurmountable to the delivery of these sites. There is no reason why a combination of improvements through AMP investment, developer contributions and the requisition process would not ensure that these allocated sites are delivered within the timeframe of the LDP.

H1/5 Dwr y Felin Lower School, Longford

Water

A water supply can be made available to service the proposed development site.

Sewerage Network

No problems envisaged with the public sewerage system for domestic foul discharge from the proposed development site.

The site is crossed by a public sewer, for which protection measures, either in the form of an easement and/ or diversion may be required.

Waste Water Treatment

No problems envisaged at the receiving Afan Wastewater Treatment Works to accommodate the foul flows from this proposed development site.

H1/LB/3 Elba Crescent, Crymlyn Burrows

Site has planning permission.

H1/11 Neath Road / Fairyland Road, Tonna

Water

The proposed development is in an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP 5 (years 2010 to 2015). In order to establish what would be required to serve the site with an adequate water supply it will be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network.

Sewerage Network

Our local sewer network is too small to accommodate the foul flows from this development. A hydraulic modelling assessment will be required to establish the point of connection to the public sewer system and / or any improvement work required.

Waste Water Treatment

No problems envisaged at the receiving Afan Wastewater Treatment Works to accommodate the foul flows from this proposed development site.

H1/8 & H1/9 Crymlyn Grove (Phase 2 and 3), Skewen

Water

Parts of this development site is at an elevation where mains pressure cannot be guaranteed. Dwr Cymru are not obligated to provide mains water to a height greater than that it will flow by gravitation and therefore the developer would need to make suitable arrangements at his own cost to provide mains water to this area.

Sewerage Network

No problems envisaged with the public sewerage system for domestic foul discharge from the proposed development site. On site mains may be required to connect to the existing sewerage network.

Waste Water Treatment

No problems envisaged at the receiving Afan Wastewater Treatment Works to accommodate the foul flows from this proposed development site.

H1/10 Wern Goch, Skewen

Planning permission has been granted for this site and Welsh Water have come to an agreement regarding easement for the 48 inch and 12 inch diameter trunk water mains that traverse this land.

H1/2 Leiros Park Extension

Water

The proposed development is in an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP 5 (years 2010 to 2015). In order to establish what would be required to serve the site with an adequate water supply it will be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network.

Sewerage Network

Our local sewer network is too small to accommodate the foul flows from this development. A hydraulic modelling assessment will be required to establish the point of connection to the public sewer system and / or any improvement work required.

Waste Water Treatment

No problems envisaged at the receiving Afan Wastewater Treatment Works to accommodate the foul flows from this proposed development site.

H1/3 Groves Road (Phase 2), Cimla

Water

A water supply can be made available to service the proposed development site.

Sewerage Network

No problems envisaged with the public sewerage system for domestic foul discharge from the proposed development site.

Waste Water Treatment

No problems envisaged at the receiving Afan Wastewater Treatment Works to accommodate the foul flows from this proposed development site.

H1/4 Ocean View, Jersey Marine

Site has planning permission.

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.