



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

Hearing Session 6: Housing Provision - Allocated Sites (2)

18th 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.

H1/24 / H1/LB/30 Brynmorgrug (Phase 2) and Brynmorgrug (Phase 1)

Both Phase 1 and 2 of this site have obtained planning permission.

H1/25 Ynysymond Rd, Alltwen

Water

A water supply can be made available to service the proposed development site, however off-site mains may be required at the developer's expense to service this site.

Sewerage Network

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

Waste Water Treatment

Our Trebanos WwTW has limited capacity and dependant on the pace and build rate of new development there will ultimately be a time when increase capacity is required. Our Capital Investment Programme (AMP5) which runs to 31st March 2015 does not include improvements to this WwTW.

H1/26 Cwmtawe School (Phase 2), Pontardawe

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 flows from this proposed development site.

Waste Water Treatment

Our Trebanos WwTW has limited capacity and dependant on the pace and build rate of new development there will ultimately be a time when increase capacity is required. Our Capital Investment Programme (AMP5) which runs to 31st March 2015 does not include improvements to this WwTW.

H1/27 Waun Sterw / Waun Penlan, Rhydyfro

Water

A water supply can be made available to service the proposed development site, however off-site mains may be required at the developer's expense to service this site.

Sewerage Network

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

Waste Water Treatment

Our Trebanos WwTW has limited capacity and dependant on the pace and build rate of new development there will ultimately be a time when increase capacity is required. Our Capital Investment Programme (AMP5) which runs to 31st March 2015 does not include improvements to this WwTW.

H1/28 Brynbrych Farm, Rhos

We have already provided a planning response for planning application P2014/0393 for 92 residential dwellings on this site. As part of this response we provided a point of connection to our sewerage network. It was also outlined that our records indicate that there are issues with the sewerage network downstream of this site which may affect its ability to accommodate the flows generated by the proposed development. As such, a hydraulic modelling assessment will need to be undertaken in order to establish any improvements required. In relation to the remaining allocation we provide the following comments,

Water

Dependant on the outcome of the above application improvement to the water supply network may be required to accommodate the remaining allocation as this area suffers from low water mains pressure.

Sewerage Network

Dependant on the outcome of the modelling assessment required as part of the planning application above, further improvements / modelling may be required to accommodate the remaining allocation.

Waste Water Treatment

Our Trebanos WwTW has limited capacity and dependant on the pace and build rate of new development there will ultimately be a time when increase capacity is required. Our Capital Investment Programme (AMP5) which runs to 31st March 2015 does not include improvements to this WwTW.

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 if 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 developers' contribution is required.