



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

Hearing Session 7: Housing Provision – Allocated housing sites (3)

19th 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.

Port Talbot

H1.12 Blaenbaqlan School (land rear of), Baglan

Water

The proposed development is an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP 5 (2010-2015). In order to establish what would be required to serve the site with an adequate water supply, a hydraulic modelling assessment is required to determine the point of connection and/ or any improvements required.

This allocation is at an elevation where mains pressure cannot be guaranteed. By virtue of Section 65 of the Water Industry Act 1991, DCWW are not obliged to provide mains water to a height greater than that it will flow by gravitation from the service reservoir or tank the supply is taken.

In order to provide a guaranteed supply of mains water there will be a requirement for a new water pumping station. This is not within our current Capital Investment Plan and therefore any development in advance of our planned Regulatory improvements will need to be funded by the developer in its entirety (without any offsetting of costs as per water requisitioning) and be responsible for future ownership, maintenance and liability.

Sewerage

Given the size of the public sewerage network in this area, a hydraulic modelling assessment is required to determine the point of connection and/ or any improvements required. It is likely that an off-site sewer would need to be laid from the allocation.

Foul flow from the allocation will drain to our Port Talbot Fenbrook Sewage Pumping Station (SPS) and an assessment of this SPS will also be required to establish whether improvements are required. If improvements are required, these can be procured under the sewerage requisition provisions of the Water Industry Act 1991.

Wastewater Treatment

No problems are envisaged at the receiving Afan Waste Water Treatment Works (WwTW) to accommodate the domestic foul flows from the allocation.

H1/14 Western Logs, Cwmafan

Water

The proposed development is an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP 5 (2010-2015). In order to establish what would be required to serve the site with an adequate water supply, a hydraulic modelling assessment is required to determine the point of connection and/ or any improvements required.

Sewerage

Our records indicate that there may be issues with the sewerage network in the vicinity of the allocation which may affect its ability to accommodate the flows generated by the proposed development. As such, it may be necessary for a hydraulic modelling network to be undertaken in order to establish a point of connection and/ or any improvements required.

Wastewater Treatment

No problems are envisaged at the receiving Afan WwTW to accommodate the domestic foul flows from the allocation.

Site H1/20 Purcell Avenue, Sandfields

Water

There are no problems envisaged in providing a supply of water to the allocation, however a small amount of off-site mains will be required.

Sewerage

Our records indicate that there may be issues with the sewerage network in the vicinity of the allocation which may affect its ability to accommodate the flows generated by the proposed development. As such, it may be necessary for a hydraulic modelling assessment of network to be undertaken in order to establish a point of connection and/ or any improvements required.

Wastewater Treatment

No problems are envisaged at the receiving Afan WwTW to accommodate the domestic foul flows from the allocation.

Site H1/13 Hawthorn Close, Cwmafan

Water

The proposed development is an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP 5 (2010-2015). In order to establish what would be required to serve the site with an adequate water supply, a hydraulic modelling assessment is required to determine the point of connection and/ or any improvements required.

Sewerage

Our records indicate that there may be issues with the sewerage network in the vicinity of the allocation which may affect its ability to accommodate the flows generated by the proposed development. As such, it may be necessary for a hydraulic modelling assessment of network to be undertaken in order to establish a point of connection and/ or any improvements required.

Wastewater Treatment

No problems are envisaged at the receiving Afan WwTW to accommodate the domestic foul flows from the allocation.

H1/23 Park Avenue, Glynneath

Water

There are no problems envisaged in providing a supply of water to the allocation, however off-site mains will be required.

Sewerage

Our local sewer network can accommodate the foul flows from the allocation. The allocation is crossed by a 30mm sewer, a 300mm sewer outfall and a Combined Sewer Overflow for which protection measures in the form of easements/ diversions are required.

Wastewater Treatment

No problems are envisaged at the receiving Cwmgwrach WwTW to accommodate the domestic foul flows from this allocation.

Should any of the non-domestic elements of this allocation give rise to a new discharge of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under section 118 of the Water Industry Act 1991 will be required from DCWW.

H1/29 Compare/ GMF, Ystalyfera

Water

There are no problems envisaged in providing a supply of water to this allocation, however off-site mains will be required. The allocation is crossed by a watermain for which protection measures in the form of an easement/ diversion will be required.

Sewerage

Our local sewer network can accommodate the foul flows from the allocation.

Wastewater 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 current 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 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.