

DRAFT

Statement of Common Ground

Between

Winchester City Council and Southern Water

August 2024



from
Southern
Water. 



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1. Introduction

A Statement of Common Ground (to be referred to throughout as SoCG), of which concerns strategic cross-boundary matters, is a written record of the progress made by strategic plan-making authorities (and other prescribed bodies¹) during the process of (non-exhaustive) producing or reviewing a local plan. It documents the effective co-operation between the parties and outlines matters that are common ground (agreed) and areas of disagreement. Introduced by the 2018 National Planning Policy Framework, strategic policy making authorities are required to produce, maintain, and keep up to date a SoCG to highlight the agreements on cross-boundary strategic issues.

The SoCG (and associated Duty to Cooperate Statement of Compliance - to be published to support the Winchester City Council Regulation 19 consultation) is used to demonstrate at examination that respective authorities (and relevant bodies) have cooperated on cross-boundary matters; and that the plan has been prepared in a positive and effective manner, therefore meeting the soundness test². The document assists in presenting evidence that plans are deliverable over the plan period and based on effective joint working across local authority boundaries. Furthermore, it is also part of the evidence required for local planning authorities to demonstrate that they have complied with the legal compliance of the Duty to Cooperate.

This SoCG documents the outcomes of co-operation to date in preparing the local plan in order to inform and shape a positively prepared and justified strategy. In doing so it addresses, has been produced in accordance with, and takes account of the requirements set out in the National Planning Policy Framework³ (NPPF), Planning Practice Guidance⁴ (PPG), relevant planning acts, and any other applicable information.

The document sets out the following:

- Outlines the strategic geography of the district including a brief description of the area with regards to biodiversity and the natural environment.
- Sets out the Regulation 18 representations received from Southern Water which forms the background to the SoCG.
- The cross-boundary matters which needs to be considered by this SoCG and where agreements have been reached on issues.

¹ [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2012/2700/regs/1-10)

² [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/281122/nppf-2019.pdf) para 35

³ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/281122/nppf-2019.pdf)

⁴ [Plan-making - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/plan-making) Maintaining Effective Cooperation

2. Legislation

The “Duty to Cooperate” was introduced by Section 33A of the Planning and Compulsory Purchase Act (2004)⁵ from Section 110 of the Localism Act (2011)⁶ as a strategic planning mechanism to replace regional spatial strategies. It places a legal duty on Local Planning Authorities, County Councils and prescribed public bodies to engage constructively, actively, and on an ongoing basis to maximise the effectiveness of local plan and marine plan preparation in the context of strategic cross boundary matters.

Strategic matters regarding plan-making refers to: *“sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for or in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas.”* (Section 33A, (4)(a))

Additionally, paragraph 20 of the NPPF outlines the strategic policies that a local plan should address, resolve, and where necessary, make provision for, these being:

- a) *“Housing (including affordable housing), employment, retail, leisure and other commercial development;*
- b) *The provision of infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- c) *Community facilities (such as health, education and cultural infrastructure); and*
- d) *Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”*

Paragraphs 24 – 27 of the National Planning Policy Framework (NPPF) recognises this duty and considers effective, joint working between relevant bodies as integral to a positive and well-prepared strategy. Paragraph 26 also identifies joint working as helping to determine additional infrastructure, and whether development needs that cannot be wholly met within a particular plan area could be met elsewhere. PPG paragraphs 029 – 033, and 075 provide further information on meeting the Duty to Cooperate, explains the differences between the Duty to Cooperate and a SoCG, illustrates how the Duty to Cooperate is considered during examination, and how the Duty to Cooperate should be addressed during plan review.

Further to this, two of the four “tests of soundness” of Local Plans (NPPF Paragraph 35) directly relate to the Duty to Cooperate, specifically:

- a) *“Positively prepared – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring*

⁵ [Planning and Compulsory Purchase Act 2004 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2004/24/section/33A)

⁶ [Localism Act 2011 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2011/22/section/110)

areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- c) *Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground”*

In regard to the production of a SoCG, paragraph 27 of the NPPF specifically states:

“In order to demonstrate effective and on-going joint working, strategic policy making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these. These should be produced using the approach set out in national planning guidance and be made publicly available throughout the plan-making process to provide transparency.”

The Plan Making chapter of the PPG and in particular the *Maintaining Effective Cooperation* section (paragraphs 009 – 028) provides additional information and guidance on how authorities should (non-exhaustive): produce a SoCG, what cross-boundary matters should be included, carrying out effective cooperation, activities documented, functional geographical area, and preparation and publication.

The Government consulted upon reforms to national planning policy during December 2022 as part of the Levelling Up and Regeneration Bill (LURB), stating that the Levelling Up and Regeneration Act (LURA) will remove the Duty to Co-operate, but that the duty will remain in place until those provisions come into effect. To secure appropriate engagement between authorities where strategic planning considerations concern cross-boundary matters, the Government intends to introduce an alignment policy as part of a future revised Framework. Further consultation on what should constitute the alignment policy is anticipated to be undertaken.

The LURA was enacted during November 2023, and now includes provisions to remove the legislative that imposes the Duty to Co-operate. However, these provisions have not yet been enacted and will ‘come into force on such day as the Secretary of State may by regulations appoint’. Transitional arrangements mean that the Duty to Cooperate will remain for plans submitted for examination before June 2025 and adopted by December 2026.

3. Statements of Common Ground

This section comprises Statement of Common Ground that Winchester City Council and Southern Water have entered into in support of the authorities' respective Local Plan review. This statement demonstrates the current understanding of points of common and uncommon ground for relevant strategic cross-boundary matters.

1. List of Parties involved:

Winchester City Council and Southern Water

2. Strategic Geography & Background

This Statement of Common Ground focuses on the Winchester Plan Area, which covers parts of the Winchester District outside of the South Downs National Park.

Paragraph 20 of the NPPF states that 'Strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:

b) *Infrastructure for 'water supply' and 'waste water'...*

Paragraph 180 of the NPPF states that 'Planning Policies and decisions should contribute to and enhance the natural and local environment by:

d) *Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of...water pollution. Development should, wherever possible, help to improve local environmental conditions such as...water quality, taking into account relevant information such as river basin management plans'.*

The National Planning Practice Guidance (PPG) states that the planning system can plan positively for water supply and quality by using good design and mitigation measures secured through:

"site specific policies for allocated sites and through non-site specific policies on water infrastructure and protecting the water environment. For example, they can be used to ensure that new development and mains water and wastewater infrastructure provision is aligned and to ensure new development is phased and not occupied until the necessary works relating to water and wastewater have been carried out."
(Paragraph:019, Reference ID: 34-019-20140306).

Winchester City Council is the Local Planning Authority, responsible for planning to meet the housing and other needs of the Plan Area. In relation to wastewater the authority needs to have confidence that there is sufficient wastewater treatment capacity to serve development before it is occupied.

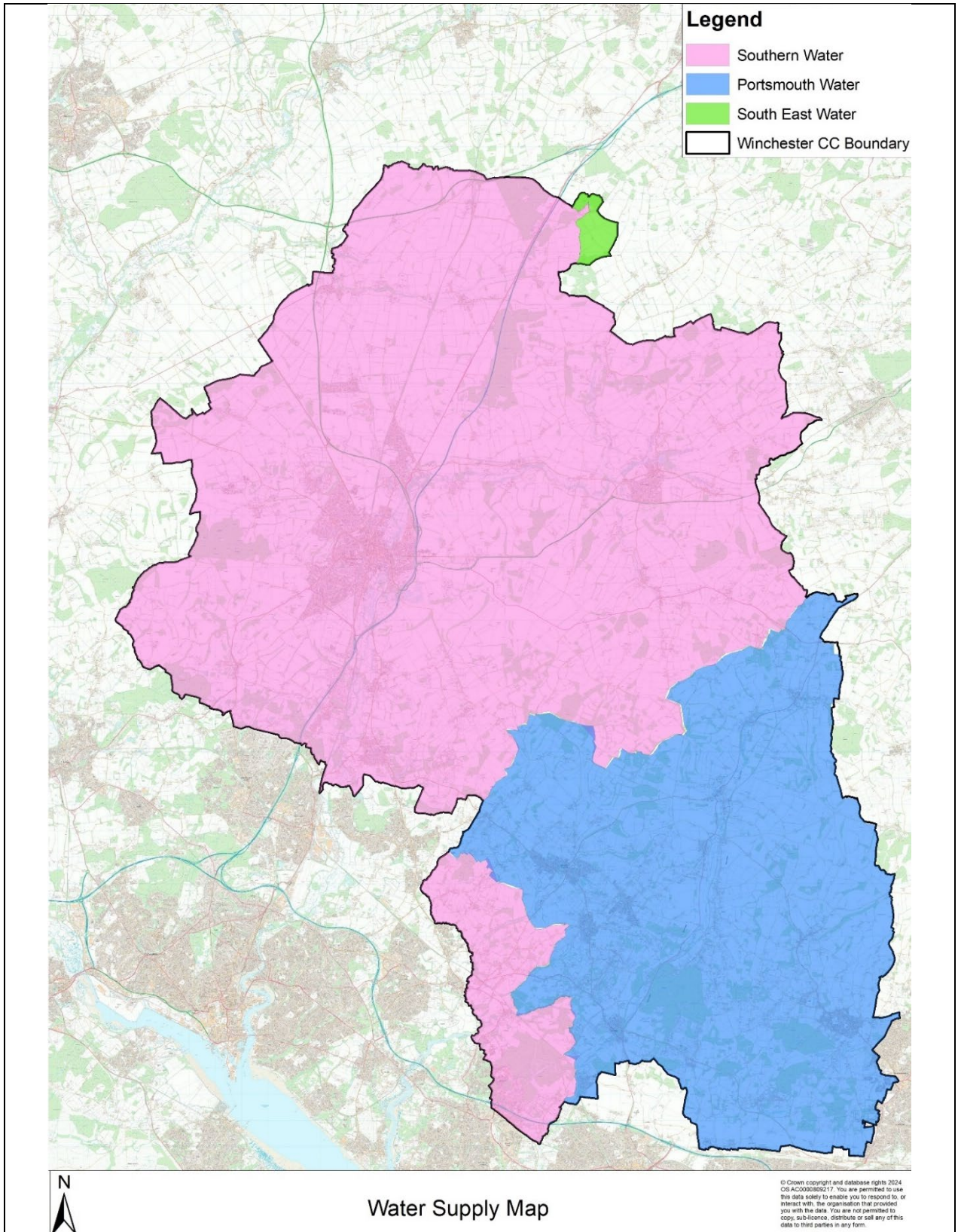


Figure 1: Water Supply in the Winchester District.

Southern Water is the statutory wastewater undertaker for the District. Southern Water also provides water supply for the North and South-Western part of the District as shown in Figure 1. There are several Wastewater Treatment Works which serve the whole of the Winchester district and neighbouring authorities. Water companies have a

statutory duty to serve new development and to meet environmental criteria set by the Environment Agency. Investment is planned in 5 year periods and is informed by the Local Plan.

Southern Water published a Water Resources Management Plan (WRMP) in 2019 which proposes measures to manage water supply during drought periods particularly in relation to the River Itchen. The WRMP identified compensatory work to permit proposals and this is addressed in the Plan Habitats Regulation Assessment⁷. The 2024 WRMP focuses on measures to balance supply and demand to ensure there is not an adverse effect on the River Itchen.

3. Regulation 18 Representations

Southern Water responded to the Regulation 18 consultation conducted in November - December 2022. Southern Water's response included recommendations and comments, including support for a number of policies, on the environmental issues that will need to be considered for the development of the Winchester Local Plan. The key issues and recommendations are set out in section 4 below.

4. Strategic Matters

This section sets out where agreement has been reached on cross-border strategic matters, or where further work to reach common ground is required. Duty to Cooperate meetings have taken place over the course of the Local Plan review to discuss and resolve matters presented as part of the plan preparation, details of which and minutes documenting the outcome of the meeting(s) will be included in the Duty to Cooperate Statement of Compliance that will assist the Regulation 19 consultation.

The housing need for the Winchester Local Plan area, based on the standard methodology, is 676 dwellings per annum. This equates to a total of 13,565 dwellings over the plan period 2020 – 2040.

This Statement of Common Ground relates to the provision of wastewater and water supply infrastructure to serve planned development in the Local Plan.

Wastewater Infrastructure Capacity

Southern Water, as part of their consultation response to the Regulation 18 Local Plan, assessed the capacity of the public sewer networks that would serve each site allocation. This was done using predicted flows from the number of dwellings proposed for each site. The assessments highlighted that a connection to the sewer network at the following site allocations could lead to an increased risk of sewer flooding, unless network reinforcement work is delivered in alignment with the rate of occupancy:

- W2, SH1, SH2, BW1, NA1, NA2, WK1, SW1, WC1

⁷ [Winchester Local Plan HRA - Reg19 July 2024.pdf](#)

Winchester City Council have agreed for this potential capacity constraint on the sewer network to be recognised in the plan and has included a specific policy criterion in each of the above site allocations in the Proposed Submission (Regulation 19) Local Plan. This additional criterion is as follows:

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

Southern Water set out in their Regulation 18 Consultation Response that their infrastructure crosses over a number of sites allocated in the Plan, which should be taken into account when designing the layout of the proposed development. This is applicable to the following site allocations:

- W3, W5, W7, W8, W10, W11, SH2, SH6, BW1, NA1, CC2, KW2, SW1

Winchester City Council have agreed for this potential constraint to development to be recognised in the Plan and have included a specific policy criterion in each of the above site allocations in the Proposed Submission Local Plan, the criterion is as follows:

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

Water Supply

Southern Water’s responded positively to the inclusion of Policy CN4 in the Regulation 18 Local Plan. Policy CN4 aligns with the Southern Water Target 100 programme which aims to reduce water consumption to 100 litres per person per day and secures a resilient water supply in the District.

Southern Water’s Regulation 18 Consultation response advised that there are allocated sites that reside within groundwater Source Protection Zone’s (SPZ’s). Therefore, an additional criterion has been added to the relevant site allocation policies, to ensure that the SPZ’s are protected through the right mitigation measures. These measures will ensure that there are no adverse effects on the River Itchen SAC, which is an abstraction source.

The following allocated sites lie within a groundwater SPZ:

- CC1, CC2, CC3, CC4, KW1, KW2 and OT01

Winchester City Council have agreed that the following additional specific policy criterion is included in each of the site allocations that lie within the groundwater SPZ:

“Ensure that the groundwater Source Protection Zone is protected’.”

Water Quality

Southern Water is responsible for a number of wastewater treatment works within the Winchester Plan area. The wastewater treatment works currently have an assigned permit limit in relation to nitrogen and phosphorus (nutrients). The Levelling-up and Regeneration Act 2023 creates a new duty on water companies to upgrade wastewater treatment works (WwTW) by 1 April 2030, in catchments of Habitats Sites identified by the Secretary of State as being in an unfavourable condition due to nutrient pollution. The upgrades include the tightening of permit levels to 0.25mg/l for phosphorus and 1mg/l for nitrogen.

Winchester City Council have drafted a Nutrient Neutrality Topic Paper that outlines the proposed changes to permit levels for the wastewater treatment works in the plan area. (see page 11, Table 1⁸). The Topic paper sets out the demand for nutrient mitigation that drains to each respective wastewater treatment work in the relevant riverine catchment and confirms the use of strategic nutrient mitigation to meet the demand. The Council agreed to continue engaging with Southern Water in respect of the demand on wastewater treatment works.

Southern Water's Hampshire Water Transfer & Water Recycling Project

Southern Water is progressing a major infrastructure project to secure a resilient water supply for its Hampshire supply area. This project, which includes a substantial water supply pipeline between Havant and Otterbourne, will interact with a number of the site allocations in the Local Plan.

Three of the new site allocations are located within the preferred corridor that was identified as part of Southern Water's Summer 2022 consultation on the project. Southern Water is seeking to engage with both affected landowners and Winchester City Council to ensure that the emerging proposals for the project can be coordinated with any new housing development coming forward on those sites.

Southern Water set out in their Regulation 18 Consultation Response that as the sites reside within the corridor for the project and may be impacted by the construction of the new pipeline, phasing of construction and occupation on the developments should be co-ordinated with Southern Water, to safeguard the delivery of their project.

The sites affected are BW1, BW3 and OT01.

Winchester City Council have agreed that this potential constraint is recognised in the plan and have included a specific policy criterion for BW1, BW3 and OT01 as follows:

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

⁸ See heading Topic Papers - [Local Plan 2040 – Evidence Base - Winchester City Council](#)

Sutton Scotney Pipeline

Southern Water are currently delivering a project to convert the wastewater treatment works located in Gratton Close and Saddlers Close into wastewater pumping stations.

Wastewater from the two new pumping stations will be transported via new sewer pipes to the treatment works in Harestock. This will allow the wastewater to be treated to an even higher standard before it is released back into the environment.

Whilst analysing the flow data procured during the scoping of this work, Southern Water identified that a second scheme is required to upgrade the 'receiving' sewer network in the Harestock catchment. It is the receiving sewer network as it will receive flows from the two new pumping stations.

This new scheme in Harestock, along with the work Southern Water are completing at Saddlers Close & Gratton Close, will be sufficient to allow those sewer catchments to meet the growth needs projected in the local plan, as well as any new drainage connections from existing properties that are not currently served by 'mains drainage'.

The work to upgrade the 'receiving' sewer network in Harestock is currently in the design phase and will be delivered as a business priority early in the next Financial Plan period of 2025 – 2030.

Appendix 1 includes a letter from Southern Water that outlines the latest position, the timetable for further works and the plans for the new pipeline between Sutton Scotney, South Wonston and Harestock Wastewater Treatment Works. The letter also outlines Southern Water's commitment to the ongoing works to ensure the future accommodation of the upgrades.

The Proposed Submission Local Plan includes a new site at Brightlands in Sutton Scotney (SU01). The Council have included a specific policy criterion to ensure the development aligns to the delivery of the new pipeline at Sutton Scotney and the upgrade to the sewer network in the Harestock catchment. The criterion is as follows.

“Occupation of development will be phased to align with delivery of the new sewerage pipeline between Sutton Scotney and South Wonston, the delivery of sewerage infrastructure, 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.”

Southern Water confirm in Appendix 1 that work in progress at Saddlers Close and Gratton Close, as well as the delivery of the scheme to upgrade the 'receiving' sewer network in Harestock, will be sufficient to meet the needs arising from sites allocated in the Local Plan and new drainage connections from existing properties. Southern Water have also suggested that an additional criterion is added to Policies SU01 and H2 to ensure that the timescales for the delivery of the development match that of the upgrades to the wastewater network.

Winchester City Council have agreed that this potential constraint is highlighted, and the following additional policy criterion is included under Policy SU01:

“The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030.”

Brambridge (Colden Common)

During periods of heavy rainfall the foul sewer network at this location becomes overwhelmed by surface water entering the system. This is a foul only system and is not designed to also drain surface water. Southern Water are looking to pinpoint where the surface water is entering the system, to allow for targeted investment into solutions that solve these root cause issues.

Southern Water have also been undertaking work on the sewer rising main for Kiln Lane Pump Station to the Chickenhall Treatment Works, to ensure that this sealed pressurised pipe is free from any obstructions and ‘pushing forward’ all the flow that it is designed to. This is to ensure that there is no foul water ‘backing up’ into the network.

The work set out above is intended to reduce the risk of sewer flooding on this network and ensure that the foul only sewer system does not also drain a significant amount of surface water, as this creates a flooding risk during rainfall periods.

Winchester City Council will continue to engage with Southern Water in regard to their investigations and solution delivery and will ensure that any new development does not allow surface water ‘run off’ to enter the public sewer systems.

5. Regulation 19 Representations

This statement of common ground solely relates to commentary provided by Southern Water in response to the Regulation 18 Local Plan and therefore does not fully reflect the guidance provided in the letter addressed to Adrian Fox dated 18 July 2024 (**Appendix 1**).

Southern Water reserves the right to provide further commentary in response to the forthcoming Regulation 19 Local Plan that reflects the content of the letter and proposes the following -

- Policy criterion that recognises that the occupation of development on the site at Brightlands in Sutton Scotney (SU01) will need to be phased to align with delivery of the new scheme in Harestock.
- Policy criterion that recognises that network capacity is also assessed during the planning application process and that any capacity constraints may result in a requirement for phasing of occupation, to allow for network reinforcement works.
- Policy criterion that recognises that there is very limited existing sewerage infrastructure in Sutton Scotney, and therefore new sewers may need to be laid ‘off site’ to drain wastewater from the new development to a practical point of connection and to serve new connections from existing properties. As such new and improved sewerage infrastructure will be encouraged and supported in order to meet the identified needs of the community, subject to other policies in the plan.

- Current policy criterion for the Hampshire Transfer & Water Recycling Project may need to be modified to reflect that it is water infrastructure rather than wastewater infrastructure.

Both Southern Water and Winchester City Council recognise the above as requirements and understand that a further iteration of this statement of common ground will be necessary once the Reg 19 consultation has concluded.

6. Areas of Agreement

Southern Water and Winchester City Council as Local Planning Authority have reached common ground on aspects of the Winchester Local Plan relating to waste water infrastructure and water supply.

- The Council's Development Management team will be made aware of Southern Water's comments on the site allocations in the plan that do not yet have planning permission so that consultation on future planning applications will be sought.
- The revisions to policies made in light of Southern Water's comments on the Regulation 18 Local Plan ensures that developers engage and collaborate with Southern Water to ensure there is adequate wastewater infrastructure and water supply capacity to serve development or that adequate future provision can be made. Planning conditions can be used to secure the necessary mitigation required.
- The Council will continue to engage with Southern Water in respect of the progress on the Sutton Scotney pipeline and the works at Brambridge, and the future scheme at Harestock.
- The Council will ensure that policy provisions are in place to protect existing and future wastewater and water infrastructure from the impacts of development.
- A further iteration of the statement of common ground will be required to reflect Southern Water's response to the Reg 19 Consultation.

7. Timetable for Review and ongoing cooperation

Winchester City Council will continue to work collaboratively with Southern Water to address strategic matters that, in addition to the above, arise through the plan-making process or require a resolution where there is yet to be an agreed matter. This will occur on an ongoing basis and relate to the timings of the relevant regulatory stages that the respective authorities are at during the plan-making process. The aim is to resolve any outstanding matters through regular meetings where cross-boundary strategic matters will be addressed.

8. Signatories

Both parties agree that this statement is an accurate representation of matters discussed and issues agreed upon, or where there are areas of disagreement, this statement documents the issue, and that both parties confirm their respective position.

It is agreed that these discussions will inform the Winchester City Council Local Plan 2020 – 2040. Both parties will continue to work collaboratively to meet the Duty to Cooperate obligations and will both continue to work proactively on the key strategic cross boundary issues identified in this document.

For Winchester City Council the Statement of Common Ground is signed by Julie Pinnock, Corporate Head of Planning and Regulatory Services.

For Southern Water this Statement of Common Ground is signed by Ryan Lownds, Strategic Planning Lead.

Signed: 

Signed: 

Name: Julie Pinnock

Name: Ryan Lownds

Position: Corporate Head of Planning and Regulatory Services

Position: Strategic Planning Lead

Winchester City Council

Southern Water

Appendix 1 - Letter from Southern Water regarding the new pipeline between Sutton Scotney, South and the Harestock Waste Water Pumping Treatment Works and an update on Brambridge (Colden Common).



Ref: PRN770008
Date: 18 July
Tel: 0330 303 0368

Dear Adrian Fox,

I write further to our meeting held 4 July 2024 regarding the Winchester District Local Plan.

For ease of reference, I have set out below each of the points that you have raised and our response.

Please can you confirm the details of the scheme Southern Water is delivering at Saddlers Close & Gratton Close in Sutton Scotney.

The Southern Water sites located at Saddlers Close & Gratton Close are currently wastewater treatment sites, which receive raw sewage for treatment and discharge.

These sites require upgrades to ensure that they are compliant with new environmental standards and to prevent pollution spills, however there is currently not enough space at either site to install the necessary equipment.

As such, we are changing the Gratton Close and Saddlers Close wastewater treatment sites into wastewater pumping stations, which will pump wastewater through two newly installed sewer rising mains. This work is projected to cost in the order of 5.2 million pounds.

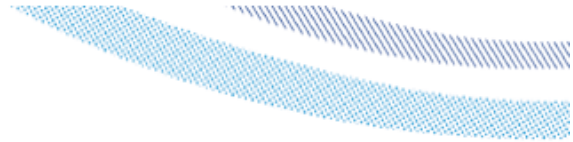
These new pumping stations will transfer wastewater from Sutton Scotney to discharge into the Harestock sewer catchment, where it will then be treated at our Harestock treatment site. This is a much bigger treatment site and has the equipment to treat wastewater to a higher environmental standard.

As part of the scheme, we'll also be removing the above ground storage tank at Saddlers Close.

The delivery of this work will result in a substantial reduction in the use of Southern Water tankers and see them only being used during major storm events or as part of the operational routine for the sites.

Southern Water, Southern House, Yeoman Road, Worthing BN13 3NX
southernwater.co.uk

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing BN13 3NX Registered in England No. 2366670



Please can you provide an update on progress with this work.

To date, we have built 4.5 Kilometres of new sewer rising main pipe ready to take the wastewater to the Harestock catchment, this pipe will serve the new pumping stations.

We had hoped the new stations would be operational from December 2024 but due to periods of extremely wet weather over the winter, this is likely to be March 2025. This work will include taking the treatment works out of service and making them redundant.

After all the work has been completed, there will be occasional visits by our operational teams to the pumping stations to carry out regular maintenance, with the possibility of some tanker visits as part of the normal operational routine for the sites.

Please can you confirm that the new pumping stations and sewer rising mains will be able to accommodate the wastewater flow from the proposed development sites at Brightlands & West Hill Road North.

Whilst analysing the flow data procured during the scoping of this work, we identified that a second scheme is required to upgrade the 'receiving' sewer network in the Harestock catchment.

I have been advised by the project team that this new scheme, along with the work we are completing at Saddlers Close & Gratton Close, will be sufficient to allow those catchment sewers to meet the growth needs projected in the local plan and any new drainage connections from existing properties.

The work to upgrade the 'receiving' sewer network in Harestock is currently in the design phase and will be delivered as a business priority early in the next Financial Plan period of 2025 – 2030. To expedite delivery, we have already started to liaise with local landowners regarding land access requirements.

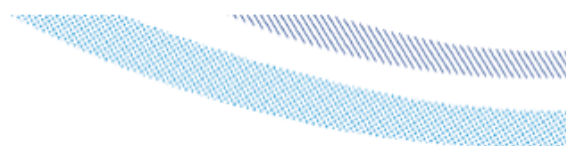
Please note that the Brightlands site in the local plan would drain to the new Saddlers Close Pumping Station, and West Hill Road North would drain directly to the Harestock sewer catchment.

With the scheme to upgrade the 'receiving' sewer network in Harestock projected to start as a priority in the next Financial Plan period of 2025 – 2030, the timescales for delivery of the work should align with the policies for housing development, as set out within the local plan. I have included these policies below as a point of reference.

*Criterion ii in Policy SUO1 (Brightlands) states: The development is phased for the latter part of the Local Plan period and **permission for housing development will not be granted before 2030;***

Southern Water, Southern House, Yeoman Road, Worthing BN13 3NX
southernwater.co.uk

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing BN13 3NX Registered in England No. 2366670



Paragraph 9.24 in the Reg 19 states: *Permission will not be granted for the development of sites in advance of this phasing unless the Council is having difficulty in demonstrating an adequate 5-year housing land supply, which is not expected to be the situation, or the site would meet a particular local priority for housing. Brownfield sites, which often have a long lead in time in terms of delivery have been specifically phased towards the earlier parts of the Plan period, as are sites meeting specialist needs such as older persons' or student housing.*

Policy H2 in the Reg 19 LP also states: **Strategic Policy H2**

Housing Phasing and Supply

*Phasing will be applied to new greenfield housing sites allocated by this Plan, so as to prioritise the development of previously developed land and achieve a suitable housing trajectory, by holding back most allocated greenfield sites until the later parts of the Plan period. **The following sites will not be permitted in advance of April 2030 unless they are needed to overcome a district level housing land supply shortfall or would deliver housing which is demonstrated to be in priority need in the locality at the time: SU01 – Brightlands, Sutton Scotney (60 dwellings)***

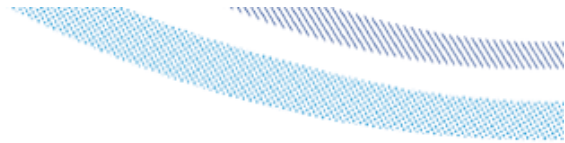
As you will be aware, we also undertake sewer capacity assessments during the planning application process, using the proposed point of connection provided by the developer. Where any capacity constraints are identified, we work directly with developers to ensure that the occupation of the development is phased to align with the delivery of the necessary infrastructure, as required.

This phasing is done to ensure that the wastewater flow from the development does not cause a detriment to the operation of the sewer system. This process is often supported by planning policies and conditions that stipulate that phasing is coordinated with the delivery of the reinforcement work.

I hope the above provides some reassurance that we are committed to ensuring that the necessary infrastructure is in place to serve future development. We will work closely with you to ensure that any new development does not cause detriment to the operation of the public sewer system.

Will existing properties in Sutton Scotney be able to connect new drainage to the new pipeline once it is fully operational.

It is my understanding that this point relates to existing properties that are currently not served by a public sewer but served by either a private system or a septic tank/cess pit.



For clarification, residents wishing to explore moving from a septic tank/cess pit to the option of connecting new drainage to a public sewer, would firstly need to explore options with a private drainage contractor.

This is because there is an obligation on the homeowner to lay the new drainage serving the property and have it run to a point of connection to the public sewer, and we would recommend that a private contractor firstly assesses the options and provides the associated costing to the resident(s) that they are liable for.

Guidance on connecting to our public sewer can be found here on our website - [Sewer Connection - Southern Water](#)

The above guidance would also be appropriate for an existing private drainage system that wished to connect to our public sewer system. The first step would be for the owner of the private system to make a sewer connection application to us for our consideration.

Please note that any proposed connection would not be made directly into the new pipeline, as it is a pressurised sewer rising main. The new connection would need to be made either to gravity sewers draining to the pumping stations, or directly to the pumping stations, dependent on the technical requirements.

For residents who are currently served by a cess pit or septic tank, they may be eligible to apply for our first-time drainage scheme, if the asset is causing an environmental or amenity problem.

Further guidance on the scheme can be found here on our website - [First Time Sewerage Scheme - Southern Water](#)

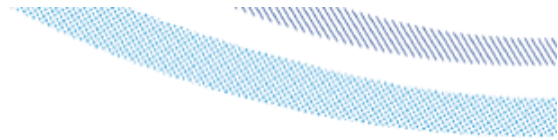
Guidance on septic tanks can be found here on the government website - [Septic tanks and sewage treatment plants: what you need to do: Overview - GOV.UK \(www.gov.uk\)](#)

Wonston Parish Council have received advice that the new pipeline is pressurised and any new drainage connections from existing properties would impact on groundwater in the area, which may cause flooding. Please can you confirm that this will not be the case.

As advised further above, the new pipelines are pressurised sewer rising mains used to transfer wastewater from the new pumping station sites to the Harestock sewer catchment.

Sewer rising mains convey sewage under pressure and are sealed pipes, so it is not possible to connect new drainage from existing properties to these assets.

Any new connections would need to be made via newly laid private drainage connected to a gravity sewer system upstream of the new pumping stations.



Each connection would be assessed through the sewer connection application process, which is a regulatory process governed by Section 106 of the [Water Industry Act 1991 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

Please can you also provide an update on the works you are undertaking in response to flooding issues in Brambridge?

As you are aware, during periods of heavy rainfall the foul sewer network becomes overwhelmed by surface water entering the system. This is a 'foul only' system and is not designed to also drain surface water.

Our investigations are looking to pinpoint where the surface water is entering the system, to allow us to target investment in solutions that solve these root cause issues.

We have also been undertaking work on the sewer rising main for Kiln Lane pumping station to the Chickenhall treatment site, to ensure that this sealed pressurised pipe is free from any obstructions and 'pushing forward' all the flow that it is designed to.

To date, the work on this sewer rising main has cost circa 1.8 million pounds, this does not include any additional work that may be identified from the Sahara and Sonar surveys mentioned further below.

I have split the update on this work in two, to reflect these two workstreams, and I have also attached a slide pack which was shared at a Banbridge Community Meeting held Tuesday 30 May 2024.

Work on the Sewer Rising Main

We disconnected the end of the Kiln Lane sewer rising main from a common manifold where two other rising mains connect, to create its own free discharge into the Chickenhall treatment site.

We have also completed a clean of the sewer rising main using a non-invasive cleaning technique called 'Ice Pigging', this technique is designed for sewer rising mains and uses slush ice to remove debris from inside the pipe.

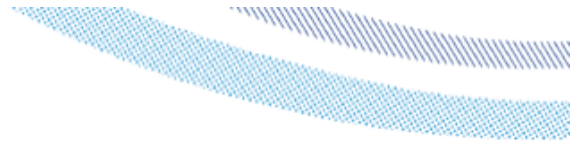
Further to the Ice Pigging work, Sahara and Sonar surveys are now being programmed for delivery. These surveys are a highly accurate inspection system, used to understand the condition of the pipeline and detect any blockages or restrictions within the pipe.

Work on the Sewer Catchments

We have conducted a 1.25 Kilometre CCTV survey from Church Lane to Brambridge looking for additional flow entering the sewer network, this has included heavy jetting to clean the sewers to supplement the work.

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An impermeable area survey is being carried out in the Fishers Pond area. This survey seeks to determine what surface water run-off in the area is entering the public foul sewer system.

We will also be looking at the operation of surface water and highways drains in the Fishers Pond area as part of this work, along with any possible misconnections of surface water drainage to the foul system.

I hope the work set out above provides some reassurance to you that we continue to investigate the root cause of the public foul sewer being overwhelmed during wet weather periods, and we are undertaking the necessary remedial work where required.

How to contact us

For more information in relation to the work, residents can contact the Capital Projects Customer Team directly via capitalcomms@southernwater.co.uk, Monday to Friday, 9am to 5pm.

Alternatively, they can call us on 0330 3030 368, advising us that they are calling about Capital Projects and providing the Project Reference Number (PRN) 770008 for our work at Saddlers Close & Gratton Close and 775033 for our work in Brambridge.

Yours faithfully,

Ryan Lownds

Strategic Planning Lead

Southern Water

Using your information: We use the information you give us to resolve your queries and provide you with water and wastewater services. We also collect feedback to help us improve our services. To find out more please visit [southernwater.co.uk/privacy](https://www.southernwater.co.uk/privacy)

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Brambridge Wastewater Flooding: Community Event

Thursday 30 May 2024



Agenda

- Introductions
- Situational background – cause of wastewater flooding
- Wet weather management (immediate mitigation)
- Recent works in aim of resolving flooding issues
- Next steps (short and long term)
- Your questions



2

Situational background – wastewater flooding causes

- During times of rainfall the foul network becomes overwhelmed by surface water flows from rainfall that shouldn't be in the sewer system.
- Our investigations are looking to pinpoint where surface water is entering the foul only system so we can target investment in solutions that solve these root cause issues.
- Wastewater flooding impacts the environment, customers, business and road users – we continue to collaborate closely with your community representatives and our regulators, which has facilitated continued post incident learning, improved community communication and targeted investigatory works.



3

Site Management

An ongoing tankering operation continues during wet weather, to protect the environment and property flooding.

Continued improvements in wet weather management include:

- Improved supervision on site
- Improved tanker loading operations:
 - Faster loading
 - Quieter Loading
 - Reduced light pollution from tanker turning
- Site information board for tanker drivers & supervisors
- Site resilience further improved with additional pumps & control system
- Road repairs being scoped



Wet Weather Management

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Diversion of the Rising main at the Treatment Works

These photos of the scheme show the separation of the end of the rising main to give it its own free discharge at the Works. The two dark blue valves in the photo were procured from Australia as they are special!



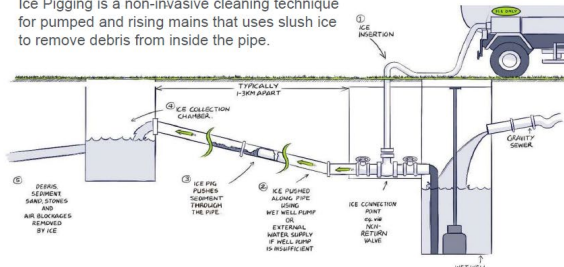
Recent works



7

Ice Pigging

Ice Pigging is a non-invasive cleaning technique for pumped and rising mains that uses slush ice to remove debris from inside the pipe.



Next steps (short and long term)

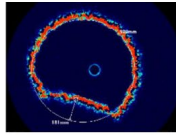


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Sahara and Sonar survey

A highly accurate inspection system used for pipeline condition assessment.

- Acoustic Inspection: Detects trapped pockets of gas that may cause a restriction to flow.
- Pressure survey: Has the ability to flag up any large reductions in the cross section of the pipeline.
- Line and profile trace: This will provide the x, y and z co-ordinates for the pipeline
- Sonar survey: Separate to the Sahara survey, looking for any ovality of the pipe, any heavy blockages or restrictions.



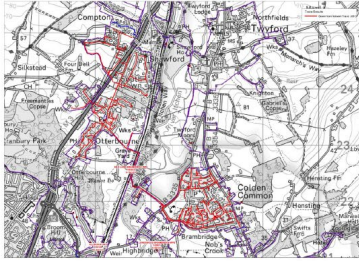
11

Catchment Investigations



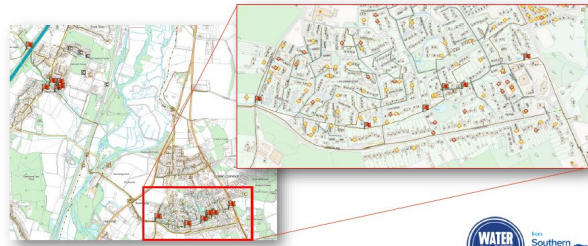
12

The Catchment



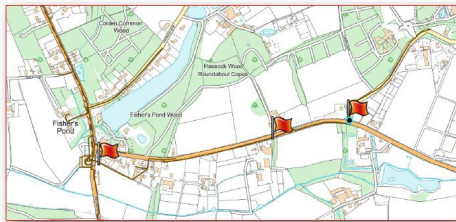
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Colden Common



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Fishers Pond



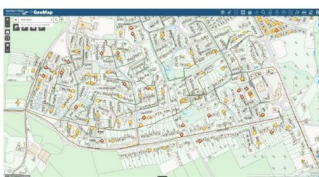
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Otterbourne



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Kiln Lane Sewer Cleaning and Investigation Work

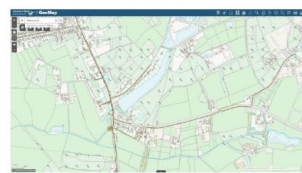


- Oneline will be conducting the 1.25km CCTV survey from Church Lane to Brambridge.
- Will be using Main Line CCTV rig and Surveyors to carry out Investigation works which includes Lifting mh recording flow. Heavy jettors and tankers whilst onsite
- All staff will be in uniform with correct PPE.
- Work will start on 28th April for



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Fishers Pond Impermeable Area Survey



- Oneline will be carrying out the IAS starting the 7th May
- They will be working through the fishers pond area up to Marwell Zoo
- A project manager employed from Oneline will be managing the schedule of works.
- They will be looking at Surface Water and highways drains and possible mis connections within this area.
- Myself and Luke will be visiting Marwell Zoo on the 10th of May to have discussions with there teams about there drainage system



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Communications Plan



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Action Taken and Next Steps

We're committed to improving our communications with the Brambridge community whilst we investigate the options to reduce wastewater flooding in the area.

- Monthly meetings with community representatives and regulators.
- Customer letters – updating on progress.
- SMS text messages – providing awareness of emergency works (traffic management).
- Community drop in event.



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Thank you
Any questions?

