



Planning for Future Growth

Southern Water's role in the development process



- Water companies play a fundamental role in providing infrastructure for new growth – installing essential water and wastewater services for new developments and the people who use them
- We are fully committed to providing the right infrastructure in the right place, at the right time, in collaboration with planning authorities and developers
- We have statutory obligations to provide water and wastewater services: we cannot refuse new connections and we are unable to object to new developments
- We have a duty to ensure the service we provide our existing customers does not deteriorate as a result of new homes being built
- We are not a statutory consultee on individual planning applications



Planning for Growth

How do we become aware of the need for infrastructure?

1. Collation of future population forecasts from sources such as ONS and DCLG.

2. Maintain a database of housing developments of 10 or more units based on data produced by Local Authorities:
 - * Allocations in adopted Local and Neighbourhood Plans
 - * Five year supply of housing

Planning certainty is key to support our investment proposals to Ofwat, the water industry's economic regulator.



Local and Neighbourhood Plans

To effectively plan for growth we need to know how much the population is expected to grow by, as well as where and when development will happen

- Local Plans and Neighbourhood Plans are key to informing our plans for infrastructure improvements:
 - We use various sources to estimate expected population and housing growth, including census data and population projections
 - Precise location and expected timescales allow us to assess where connections can be made or where infrastructure improvements may be required
 - This allows us to make the case in our five-year investment proposals for new infrastructure to support projected growth
- Working alongside local authorities and developers is the best way of ensuring our investments are made at the right time and in the right place

**Planning certainty is key –
we invest against planned development**



Responding to Planning Applications

Water companies are not statutory consultees on individual planning applications

- Around 50 Local Authorities across our region
- We encourage local authorities to consult us on applications for major developments (typically > 20 homes) or where proposals would have a significant impact on, or be impacted by, our assets
- We respond to planning applications when consulted and may request planning conditions
- Planning conditions, if implemented by the planning authority, facilitate the delivery of necessary infrastructure in parallel with the development
- In some cases, new infrastructure such as new sewers and pumping stations needs to be built in order to make a connection – most of this cost should be covered by the developer
- We expect new development to apply the drainage hierarchy – surface water **should not** be allowed to drain to a foul or combined sewerage system, except as a last resort
- If planning approval is given without drainage conditions, we cannot subsequently refuse a connection on the grounds of inadequate capacity



Pre-development Enquiries

Southern Water Developer Services are actively seeking to engage with developers at an early stage, prior to the submission of planning applications

- Developers should consult with us to ensure:
 - Water supply and sewerage infrastructure are available to meet needs of the proposed development
 - An adequate supply of mains water can be provided
 - Public sewers with adequate capacity are available or can be provided or alternative arrangements can be made
 - Development in close proximity to wastewater treatment works is avoided – odour and fly concerns
- We provide a comprehensive service to builders, developers and individuals looking to connect to our network. For further information, visit:

<http://www.southernwater.co.uk/property-and-developers>

