

Planning, Transport and Development Overview & Scrutiny Committee 20th January 2015 – Infrastructure Update Note

The Council has been in ongoing dialogue with infrastructure providers as the Local Plan has progressed. Infrastructure providers have been provided with information on the development proposals set out in the draft Local Plan (Regulation 18) and potential additional sites and the following comments represent their views on the delivery of infrastructure provision.

Kent County Council

No formal response has yet been received from Kent County Council for education requirements. Adult education, libraries and social services requirements will only be provided by Kent County Council at formal consultation stage.

NHS

The Council is awaiting a response on the proposals for the larger villages and for the additional sites from NHS Property.

Southern Water (waste water)

Southern Water has advised that it does not consider that any development proposals will result in a situation where development cannot be accommodated. However, new or improved infrastructure would need to be provided in parallel with proposed development.

Aylesford WTW (serves Maidstone town and wider urban area) and Staplehurst WTW:

It is likely that investment would be required at these sites in order to serve the total level of development proposed. Southern Water has not identified any fundamental environmental constraints that would prevent them from delivering the wastewater treatment capacity. Southern Water anticipate that investment to upgrade waste water infrastructure could be planned, funded and delivered through the water industry's price review process

Sutton Valence WTW, Headcon WTW, Horsmonden WTW (serves Marden), Coxheath WTW (serves Coxheath and Boughton Monchelsea), Leeds WTW (serves Hollingbourne) and Wateringbury WTW:

Investment may be required to serve the development proposed. Southern Water has not identified any fundamental environmental constraints that would prevent or delay delivery of necessary wastewater treatment capacity. Southern Water anticipate that investment to upgrade waste water infrastructure could be planned, funded and delivered through the water industry's price review process.

Harrietsham WTW:

The anticipated volume of flow arising from the development proposed is likely to exceed the volume of flow currently permitted to be released from the WTW. However, Southern Water state that they could apply to the Environment Agency to increase the volume so that the development can be accommodated. Southern

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Water anticipates that the Agency would apply the no deterioration principle, so that stricter treatment standards would be required. Significant investment would therefore be necessary so that the parameters of the new or revised permit can be met. This would not be a constraint to development if a new or revised permit is granted by the Environment Agency.

Lenham WTW:

With regard to the development proposed prior to 2026 (approx 270 homes), this could be accommodated within the existing environmental permit at Lenham WTW. Investment may be required to accommodate this increased demand and to meet required treatment standards. This investment could be planned, funded and delivered through the water industry's price review process.

In terms of the housing planned post 2026 (Lenham broad location), the feasibility of providing the necessary wastewater treatment capacity at Lenham WTW would depend on the treatment standards required by the Environment Agency in order to protect water quality objectives. If it is not feasible to accommodate the development at Lenham WTW, Southern Water would investigate alternative options, for example transfer of wastewater flows to an alternative WTW.