

Thank you for your email and letter regarding Infrastructure Delivery Planning for the South Downs National Park (SDNP) Local Plan.

The SDNP Authority consulted on an Infrastructure Delivery Plan last year. Southern Water's position has not changed since this consultation was carried out. For convenience, please find our response attached.

With regard to local infrastructure for allocated sites, please note that we have provided comments to Lewes District Council on the strategic sites allocated in the Joint Core Strategy. We have also commented on Infrastructure Delivery Plans for Lewes, East Hampshire, Winchester and Wealden. We would ask that you work with your partner authorities to consolidate the information relevant for your area.

In terms of the Community Infrastructure Levy (CIL), strategic infrastructure required to serve new development such as extensions to wastewater treatment works and water resources can be provided by Southern Water through the water industry's five yearly price review process. We would not seek developer contributions towards this infrastructure. However, site specific local infrastructure would need to be funded by the development if it is specifically required to serve the development. We would look to enter into direct agreements with developers supported by planning conditions. We would take future income from customers into account so that the developer would only need to fund a proportion of the total cost.

When site options for new development are refined and identified in a draft Local Plan for the SDNP, Southern Water could carry out site by site capacity assessments in order to investigate the impact of anticipated demand. This would inform the planning authority whether existing capacity is sufficient to service the proposals. Planning policies and allocations can then be worded to incorporate infrastructure requirements. This would provide early warning to developers and facilitate delivery through direct agreements between developers and Southern Water.

I hope this information is of assistance.

Regards

Susan Solbra  
Regional Planning Manager  
Infrastructure

 01273 663189 (direct)

 [www.southernwater.co.uk](http://www.southernwater.co.uk)

 ***Southern Water, Southern House, Lewes Road, Brighton, BN1 9PY***

<b>Consultation:</b>	<b>Infrastructure Delivery Plan (IDP) – South Downs National Park 2013</b>
<b>Your Name / Organisation *</b>	Southern Water
<b>Your Email address *</b>	Planning.policy@southernwater.co.uk
<b>Your Phone number (optional) *</b>	
* contact details are provided only to confirm or query details about information submitted and are not published.	

Infrastructure Project	Location	Evidence	Delivered by	Cost	Existing funding	Delivery timescale
<u>Local sewerage infrastructure</u> to connect new development to the system at the nearest point of adequate capacity. Precise requirements will need to be investigated when the development comes forward.	Related to development site	Developer to contact provider - Southern Water – to undertake capacity assessment	Developer/ Southern Water	Needs to be funded by the development. Southern Water will take future income from customers into account.	n/a as requirement triggered by new development	In parallel with development
<u>Local water mains</u> to connect new development to the distribution network at the nearest point of adequate capacity. Precise requirements will need to be investigated when the development comes forward.	Related to development site	Developer to contact – Southern Water – to undertake capacity assessment	Developer/ Southern Water	Needs to be funded by the development. Southern Water will take future income from customers into account.	n/a as requirement triggered by new development	In parallel with development
<u>Strategic Wastewater treatment infrastructure</u> Investment requirements will need to be assessed on a whole catchment basis, rather than on an individual development site basis.	Depends on the location of new development	Ofwat's price review and Southern Water's Business Plan	Southern Water	Will be funded by Southern Water through the price review process	n/a as requirement triggered by new development	In parallel with development
<u>Strategic Water resources infrastructure</u> . Investment requirements will need to be determined taking all new development into account.	Depends on the location of new development	Ofwat's price review, Southern Water's Business Plan and Water Resources Management Plan	Southern Water	Will be funded by Southern Water through the price review process	n/a as requirement triggered by new development	In parallel with development
<b>Any other comments / information:</b>						

(attached additional pages if needed):

As the intention is that South Downs National Park Authority Infrastructure Delivery Plan lists all infrastructure needed to support sustainable development, we consider that it is important that Southern Water's potential infrastructure requirements are identified within it. It is not possible to identify specific schemes in the planning period to 2035, as Southern Water plans investment in five year periods through the water industry's price review process. Furthermore, precise requirements are dependent on the scale and location of new development.

In terms of site specific infrastructure, Ofwat (the water industry's economic regulator) takes the view that local enhancements required to the water distribution and sewerage system as a result of new development should be paid for by the development. This ensures that the cost is passed to those who directly benefit from it, and protects existing customers who would otherwise have to pay through increases in general charges.

In terms of more strategic infrastructure, such as extensions to wastewater treatment works, this can be planned and funded through the price review process, and co-ordinated with new development. The adopted South Downs National Park Local Plan and adopted Local Plans produced jointly with other planning authorities, will inform Southern Water's investment planning. Adoption provides the planning certainty to support investment proposals to Ofwat, the water industry's economic regulator, through the five yearly price review process. The next price review is in 2014. Ofwat's price determination will fund this investment programme in the period to 2020. There will be another price review in 2019, covering the investment period to 2020 to 2025.

Please return to the National Park Authority by **15<sup>th</sup> July 2013** with one of the following methods:

**Email:**

[cil@southdowns.gov.uk](mailto:cil@southdowns.gov.uk)

**Post:**

CIL Project Manager,  
Planning Policy,  
South Downs National Park Authority,  
Rosemary's Parlour, North Street,  
Midhurst, West Sussex,  
GU29 9SB

For further information please visit the National Park Authority website: <http://southdowns.gov.uk/planning/planning-policy/community-infrastructure-levy> or call 01730 811135.