



For Shropshire
Council use

Respondent
no:

Shropshire Council Site Allocations and Management of Development (SAMDEV) Plan

**Pre-Submission Draft (Final Plan)
17 March 2014 – 28 April 2014**

Representations Form

Please note you can also make representations to the SAMDev Pre-Submission Draft using our online form via:

www.shropshire.gov.uk/samdev

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Your details: Who is making this representation?

Name:	Dewi Griffiths
Organisation (if applicable):	Dwr Cymru Welsh Water
Address:	Linea, Fortran Road, St Mellons, Cardiff, CF3 0LT
Email:	dewi.griffiths@dwrcymru.com
Telephone:	0800 917 2652

If you are acting as an Agent, please use the following box to tell us who you are acting for:

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Your Representations

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In the box below please give the policy, paragraph or section of the Policies Map your representation relates to:

S14 Oswestry Area

Is your representation in support or objection? (please tick as appropriate)

In respect of your representation on the policy, paragraph or section of the Policies Map, do you consider the SAMDev Plan is:

Legally compliant	Yes
Sound	Yes

If your representation considers the SAMDev Plan is not sound, please say whether this is because it is not (*Please tick all that apply*):

Positively prepared	
Justified	
Effective	
Consistent with National Policy	

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Please be advised that DCWW's operational boundary covers only a small area of Shropshire, and that within this area our responsibility is only for waste water. We have not provided any comments regarding the acceptance of surface water into the public sewerage system as, in accordance with Welsh Assembly Government sustainability objectives, developers are expected to establish sustainable solutions for the disposal of surface water (SuDS).

ST MARTIN'S

STM029 Land at Rhos y Llan Farm 80 units

Sewerage: In terms of the local sewerage network please be advised that there are several incidents of known flooding in St Martin's, and a capital improvement scheme has recently been delivered as part of our Asset Management Plan (AMP) to alleviate these flooding issues.

However, given the size of the proposed allocation, it will be necessary to carry out a

hydraulic modelling assessment to establish whether sufficient capacity exists within the sewerage network to accommodate the foul flows generated from the proposed development site, and to determine the point of connection to the public sewerage system. Potential developers would be expected to fund investigations during pre-planning stages. The provision of off-site sewers may be required which can be procured under the sewer requisition provisions of the Water Industry Act 1991.

Waste Water Treatment: The sewerage system in this area drains to the Five Fords Waste Water Treatment Works (WwTW) near Wrexham, and this WwTW would have no problem accepting these domestic demands.

WESTON RHYN/RHOSWIEL

WRN010 Land south of Brookfields, Weston Rhyn

Sewerage: There are isolated incidents of flooding in the public sewerage system downstream of this site which will need to be overcome if development is to proceed. Potential developers can either wait for Dwr Cymru Welsh Water to resolve the flooding issue, subject to funding being approved by our Regulator, or alternatively if developers wish to proceed in advance of our planned improvements then they would need to fund the improvements themselves, normally under sewer requisition provisions of the Water Industry Act 1991 or by way of Section 106 Agreement of the Town and Country Planning Act 1990.

The site is crossed by a public sewer which will restrict development density for the site. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. Protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset.

Waste Water Treatment: The sewerage system in this area drains to the Five Fords Waste Water Treatment Works (WwTW) near Wrexham, and this WwTW would have no problem accepting these domestic demands.

WRN016 Land at Sawmills

Sewerage: There are isolated incidents of flooding in the public sewerage system downstream of this site which will need to be overcome if development is to proceed. Potential developers can either wait for Dwr Cymru Welsh Water to resolve the flooding issue, subject to funding being approved by our Regulator, or alternatively if developers wish to proceed in advance of our planned improvements then they would need to fund the improvements themselves, normally under sewer requisition provisions of the Water Industry Act 1991 or by way of Section 106 Agreement of the Town and Country Planning Act 1990.

The site is crossed by a public sewer which will restrict development density for the site. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. Protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset.

Waste Water Treatment: The sewerage system in this area drains to the Five Fords Waste Water Treatment Works (WwTW) near Wrexham, and this WwTW would have no problem accepting these domestic demands.

Please use the box below to explain the changes you think should be made to the SAMDev Plan in order to make it legally compliant or sound? You should explain your suggested revisions to the policy, paragraph or section of the Policies Map, and why this change would make the plan legally compliant or sound. Please be as precise as possible (Continue on a separate sheet if necessary)

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Do you consider it necessary to attend and give evidence at the examination?

Yes, I wish to give evidence about my representation at the examination.

No, I wish to pursue my representations through this written representation.

x

If you wish to attend the examination, please explain why you think this is necessary in the box below:

Do you wish to be notified of any of the following? *Please tick all that apply. We will contact you using the details you have given above.*

When the SAMDev Plan has been submitted for examination	x
When the Inspector's Report is published	x
When the SAMDev Plan is adopted	x

Please return this form by 5pm on Monday 28 April 2014

You can e-mail it to:

Planning.policy@shropshire.gov.uk

Or return it to: Planning Policy Team, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

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In the box below please give the policy, paragraph or section of the Policies Map your representation relates to:

S18 Whitchurch Area

Is your representation in support or objection? (please tick as appropriate)

In respect of your representation on the policy, paragraph or section of the Policies Map, do you consider the SAMDev Plan is:

Legally compliant **Yes**
Sound **Yes**

If your representation considers the SAMDev Plan is not sound, please say whether this is because it is not (*Please tick all that apply*):

Positively prepared	
Justified	
Effective	
Consistent with National Policy	

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WHITCHURCH

WHIT009 Land west of Tilstock Farm 500 units

Sewerage: Given the size of the proposed allocation it is unlikely that sufficient capacity exists within the sewerage network to accommodate the foul flows generated, and it will be necessary to carry out a hydraulic modelling assessment to determine the point of connection to the public sewerage and potential developers would be expected to fund investigations during pre-planning stages.

Waste Water Treatment: The sewerage system in this area drains to Whitchurch WwTW. If all of the proposed growth being promoted for this settlement is approved then improvements to our WwTW will be required which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

WHIT021 Land at Allport Road 60 units

Sewerage: Given the size of the proposed allocation it will be necessary to carry out a hydraulic modelling assessment to determine the point of connection to the public sewerage and to establish where local network improvements may be required. Potential developers would be expected to fund investigations during pre-planning stages. The site is crossed by a public sewer which will restrict development density for the site. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. Protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset.

Waste Water Treatment: The sewerage system in this area drains to Whitchurch WwTW. If all of the proposed growth being promoted for this settlement is approved then improvements to our WwTW will be required which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

WHIT033/10 Land north of Mill Park 13 units

Sewerage: It is expected that the public sewerage network can accept the potential foul flows from the proposed allocation.

The site is crossed by a public sewer which will restrict development density for the site. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. Protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset.

Waste Water Treatment: The sewerage system in this area drains to Whitchurch WwTW. If all of the proposed growth being promoted for this settlement is approved then improvements to our WwTW will be required which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

WHIT046 Land at Mount Farm 100 units

Sewerage: Given the size of the proposed allocation it is unlikely that sufficient capacity exists within the sewerage network to accommodate the foul flows generated. It will be necessary to carry out a hydraulic modelling assessment to determine the point of connection to the public sewerage and potential developers would be expected to fund investigations during pre-planning stages. The site drains to The Groves Sewage Pumping Station (SPS) and an assessment of this SPS will need to be undertaken to establish whether improvements are required. If improvements are required, the sewer requisition provision can apply. The site is crossed by a public sewer which will restrict development density for the site. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. Protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset.

Waste Water Treatment: The sewerage system in this area drains to Whitchurch WwTW.

If all of the proposed growth being promoted for this settlement is approved then improvements to our WwTW will be required which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

WHIT051 Land between Mill Park and Oakland Farm 60 units

Sewerage: It is expected that the public sewerage network can accept the potential foul flows from the proposed allocation.

Waste Water Treatment: The sewerage system in this area drains to Whitchurch WwTW. If all of the proposed growth being promoted for this settlement is approved then improvements to our WwTW will be required which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

ELR033 North of Waymills Employment use

Sewerage: Potential developers are advised that the location of the nearest public sewer is approximately 275 metres to the west of the site therefore off-site sewers are required which can be procured under the sewer requisition provisions of the Water Industry Act 1991. For an employment use we would need confirmation as to whether a trade effluent consent is required. The discharge of trade effluent to the public sewer falls under [Section 118 Water Industry Act 1991](#).

Waste Water Treatment: The sewerage system in this area drains to Whitchurch WwTW. If all of the proposed growth being promoted for this settlement is approved then improvements to our WwTW will be required which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

ELR035 Heath Road Employment use

Sewerage: Given the size of the proposed allocation it is unlikely that sufficient capacity exists within the sewerage network to accommodate the foul flows generated, and it will be necessary to carry out a hydraulic modelling assessment to determine the point of connection to the public sewerage and potential developers would be expected to fund investigations during pre-planning stages. Off-site sewers may be required which can be procured under the sewer requisition provisions of the Water Industry Act 1991.

For an employment use we would need confirmation as to whether a trade effluent consent is required. The discharge of trade effluent to the public sewer falls under [Section 118 Water Industry Act 1991](#).

Waste Water Treatment: The sewerage system in this area drains to Whitchurch WwTW. If all of the proposed growth being promoted for this settlement is approved then improvements to our WwTW will be required which would need to be funded through our Asset Management Plan or potentially earlier through developer contributions.

ASH MAGNA

ASHP002 Land West of Ash Parva

Sewerage: There are only a few sections of DCWW asset in this area so it is not expected that the proposed development would have an adverse impact upon our assets.

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S8 Ellesmere Area

Is your representation in support or objection? (please tick as appropriate)

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Sound	Yes

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S8.2(ii) DUDLESTON HEATH

DUDH006 Ravenscroft Haulage Site

Sewerage: There are only a few sections of DCWW asset in this area so it is not expected that the proposed development would have an adverse impact upon our sewerage assets. The site is crossed by a public sewer which may restrict development density for the site. Under the Water Industry Act 1991 DCWW has rights of access to its apparatus at all times. Protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset.

S8.2(vi) WELSHAMPTON

There are 20 dwelling proposed as windfall sites in Welshampton, with no specific sites allocated.

Sewerage: There are only a few sections of DCWW asset in this area so it is not expected that the proposed growth would have an adverse impact upon our sewerage assets.

Waste Water Treatment: The WwTW at Welshampton is very small and an additional 20 houses would overload the capacity of the works. Consideration should be given to the use of non-mains sewerage incorporating septic tanks in any new development, in accordance with 'Welsh Office Circular 10/99 Planning Requirement in respect of Non-Mains Sewerage'.

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