

The Parish Clerk  
Boughton Monchelsea Parish Council

Your ref

**By Email Only**

Our ref

Date  
16 September 2020

Contact

Tel 01273 663027

Dear Sir/Madam,

**Boughton Monchelsea Submission Neighbourhood Plan**

Thank you for consulting Southern Water on the Submission version of the Boughton Monchelsea Neighbourhood Plan.

Southern Water is the statutory wastewater undertaker for the area covered by Boughton Monchelsea Parish Council. As such, please find following our comments in respect of specific policies in the Neighbourhood Plan.

We hope that you find our response useful and look forward to being kept informed of progress.

Yours faithfully,



Tamzyn Janes  
Regional Planning Lead

## Policy RH 5D: BMNDP Site 4: Kent Police Training School Maidstone Borough Council ref: H1 (28)

Further to our comments on these sites in the Maidstone Local Plan (2017), since OFWAT's new approach to wastewater connections charging was implemented from 1 April 2018, we have adjusted our approach in line with the new requirements, however the need remains for recognition that there is limited capacity for these sites at the "practical point of connection", as defined in the New Connections Services. Our assessment has shown that a connection to the sewer network at these sites' 'practical point of connection' could lead to an increased risk of flooding unless network reinforcement is undertaken in advance of occupation.

This reinforcement will be provided through the New Infrastructure charge but Southern Water will need to work with site promoters to understand the development program and to review whether the delivery of network reinforcement aligns with the occupation of the development.

This is not a constraint to development provided that planning policy and subsequent conditions ensure that occupation of the development is phased to align with the delivery of wastewater infrastructure, in order to avoid an increased risk of flooding.

### Proposed Amendment

We therefore recommend the following additional provision be added to Policy RH 5B (new text underlined):

Development of this site for approximately 80 houses will be supported where:

....

6. Occupation of the development is phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.