

Your Ref: KI.3

Neil Best

Planning Policy Officer
Bath & North East Somerset Council
Neil_Best@BATHNES.GOV.UK

19 January 2012

Dear Neil,

Re: B&NES IDP - Keynsham STW

Thank you for your enquiry relating to proposed development at Keynsham and the capacity of public sewers and Keynsham sewage treatment works.

The core strategy includes a number of strategic sites that will be developed over the period between 2011 and 2026. Foul water disposal from these sites will require network and treatment capacity to service the additional flows generated from new residential and employment land.

Keynsham STW

Keynsham STW serves the local sewer catchment of Keynsham and surrounding areas. There is also some overlap with catchment boundaries serving Avonmouth STW at the north and Salford STW at the west.

Wessex Water undertakes a strategic review every 5 years as part of a Business Planning process to support the Price Review carried out by the industry regulator OFWAT. This includes a capacity review of assets and identifies a rolling programme of investment to maintain service standards. Predicted growth within catchments is considered with reference to Local Development Frameworks and major sites allocated in the Core Strategy.

Previous assessments identify that growth will exceed capacity at Keynsham STW during the period 2015 - 2020. The current economic conditions are likely to have slowed the rate of growth across the region, however we will be reviewing the priorities for capital investment over the next 12 months.

There will be a range of short and long term options available to provide the additional treatment capacity required to service new development, our preferred option has yet to be confirmed. However we have recently carried out a range of improvements which has enhanced the available capacity. I can advise that there is no formal document at this stage, preparation of the business plan will begin shortly and will be completed ready for submission to OFWAT late 2013/14.

Wessex Water can provide a short statement for the Planning Inspector if necessary.

Public Sewer Network

The reference contained in KI.3 below includes the need to provide additional sewer capacity for major development sites.



Wessex Water

Claverton Down Bath BA2 7WW Telephone 01225 526000

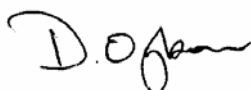
We are currently preparing the design of a foul water scheme in response to a requisition notice under S98 Water Industry Act 1991. This new off site connecting sewer and pumping station will be required to serve the new K2 development site south of Keynsham.

Wessex Water acting as the sewerage undertaker has power of entry to lay new sewers, the pumping station will require a small area of land and planning permission for any works outside of our statutory permitted development rights.

The reference to development at Somerdale recognises that this is a major site and will require engineering appraisal to determine a satisfactory drainage strategy at the masterplanning stage. The redundant chocolate factory generated significant volumes of trade effluent and there is spare capacity available subject to agreement upon the point of connection to the public sewer system.

We hope that the above information addresses the points raised, however if further information is required please call me to discuss.

Yours sincerely,



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