

RE: South Gloucestershire Council Core Strategy - additional hearing

FAO Kath Thorne
Programme Officer
South Gloucestershire Council

Thank you for the information outlined below which indicates that additional sites are being considered to satisfy a 5 year supply of development land. In particular South Glos has indicated that land East of Morton Way is a potential site to be considered. We understand that this site will provide approximately 300 new dwellings.

We can advise the following comments and information on behalf of Wessex Water relating to sewerage infrastructure and foul water disposal on the basis that this site will proceed. Capacity planning in this catchment previously assumed that only one site will proceed through the core strategy allocation.

Public Sewers

The proposed site is located on the eastern side of Thornbury and each phase will discharge into existing public sewers upstream of the proposed Park Farm development. The impact of these flows will require additional enhancements to proposed capacity improvements associated with downstream development.

Network modelling will be required to confirm the scope and extent of hydraulic improvements necessary to serve both sites.

Sewage Treatment

Existing sewers drain to Thornbury STW for treatment before discharge to the River Severn. The works has sufficient treatment capacity to meet planned catchment growth until 2020. Beyond this date it will be necessary to plan for capacity improvements to ensure compliance with treatment standards.

Hydraulic capacity at the inlet works is approaching design capacity and the impact of increasing peak flows from the additional development will advance necessary works.

The rate of development will be critical if both sites commence and we will monitor performance to programme works needed for storm flows.

We note that the examination process will take some time to complete and until this matter has been determined we will take a precautionary approach. This may include options for contingency or mitigation measures where appropriate.

If any further information or clarification is required please call me to discuss.

regards

Dave Ogborne
Planning Liaison Manager
Wessex Water
