

Canterbury City Council

Date
14 May 2026

Contact
[REDACTED]

Your ref

Our ref

Dear Sir/Madam,

Canterbury District Local Plan (Regulation 19) Consultation

Thank you for consulting Southern Water on the Regulation 19 draft of the Canterbury Local Plan. Southern Water is the statutory wastewater undertaker for the district, and the water supplier for parts of the district.

Please find our response below, in which we repeat a number of the representations made in response to the 2024 Regulation 18 consultation, and the information provided in response to Canterbury's 2025 request for site checks as part of an Infrastructure Delivery Plan consultation.

In particular, we note that, despite our Regulation 18 representations in 2023, 2024 and 2025, some misunderstanding may remain over what the AMP8 Water Industry National Environmental Programme (WINEP) requires for nutrient neutrality by 2030. The WINEP is agreed by the Environment Agency. The WINEP specifies the treatment process enhancements for established wastewater treatment works, including those for nutrient neutrality. Southern Water has also shared the AMP8 (2025 to 2030) investment programme with Canterbury to support their review and update of the Infrastructure Delivery Plan. We also refer the Council to our representations on developments within 500m of operational wastewater treatment works that may be 'sensitive' to the potential for odour arising from the normal operation of works.

To support the Local Plan to comply with National Policy, we have attempted to reconcile current site policies in this latest draft of the spatial plan with past representations. However, the number of changes to policy references across the various consultations to date make this complex. Please therefore note that all past representations for Regulation 18 consultations, and site checks requested at separate IDP stages, remain relevant. Also, given the volume of requests now coming forward from the LPA we work to support, we may in future need to restrict the number of draft spatial strategy proposals we review.

We hope that you find our response helpful and look forward to being kept informed of progress. Please contact me should you have any queries.

Yours faithfully,

[REDACTED]

Catherine Adamson
Strategic Planning Lead for Kent and East Sussex

Policy SS6: Infrastructure Strategy for the district

Southern Water is the wastewater services provider to Canterbury, also supplying water to parts of the district. We therefore operate a range of strategic sites that perform an essential function to the Canterbury district and its neighbours, a function that will at times need to expand in capacity in order to support future growth. Having now reviewed the full content of the Local Plan, and noting the sites within proximity to Southern Water infrastructure, we request additional wording to this policy to safeguard existing infrastructure and, in particular, to help ensure that locating development proposals in proximity to existing strategic assets will not compromise Southern Water's ability to continue to serve growth in the district. Without this addition we are concerned that the current wording of Policy SS6 is insufficient for consistency with National Policy.

Alternatively, a new infrastructure safeguarding policy could be created that better acknowledges the future expansion needs of strategic assets.

This request is in line with the intention of the NPPF (see further below) and paragraphs 1.11, 1.15, 1.68, 1.69, 1.70 and 6.69, as well as the Vision and Strategic Objectives of this Regulation 19 draft of the Local Plan.

Requested wording:

We request that the following wording is added to section 1 of this SS6 policy:

The utility network should be protected and development proposals that would compromise existing utilities infrastructure, or encroach on future connections for utilities, will be refused. Opportunities should be sought to safeguard the provision of utilities wherever possible. New and improved utility infrastructure will be encouraged and supported to meet the identified needs of the community subject to other policies in the plan.

Further explanation:

Southern Water may have to provide additional wastewater infrastructure to serve new and existing customers and continue to meet stricter environmental standards. It is likely that there would be limited options to locate infrastructure as it needs to connect to existing networks. Planning policy should help to safeguard the strategic infrastructure necessary to sustainable development and support proposals to deliver additional infrastructure.

The NPPF (December, 2024) paragraph 7 states that:

The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner.

Paragraph 9 explains further that sustainable development objectives should be delivered through the preparation and implementation of plans. The National Planning Practice Guidance also makes clear that 'Adequate water and wastewater infrastructure is needed to support sustainable development'.

In our response to 2025 Infrastructure Delivery Plan consultations (that shared draft spatial strategy confidentially) Southern Water explained the proximity to strategic assets for a number of development proposals. However, the Regulation 19 draft of the Local Plan does not yet address these concerns in all relevant site specific policies, or acknowledge information on proximity to other infrastructure we've provided.

The protection of WTW assets and their ability to continue to meet future wastewater treatment needs is of primary importance to Southern Water.



Policy C2: 43 to 45 St George's Place

As communicated in our Regulation 18 response in May 2024, Southern Water's initial assessments identified that our infrastructure crosses this site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Having regard to the above, Southern Water proposes the following addition to site policy C2:

2 (f) Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.



Policy C3: Land at Hawk's Lane

As communicated to the Council in our IDP response in 2025, Southern Water's initial assessments identified that our infrastructure crosses this site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Having regard to the above, Southern Water proposes the following addition to site policy C3:

2 (c) Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

Policy C10: Land at Merton Park

Southern Water supports the overall intention of policy to protect internationally important habitat sites. However, as per our 2024 Regulation 18 response to this policy (and policy DS17, now policy DS20 in the current Regulation 19 draft) the Environment Agency approved Water Industry National Environmental Programme (WINEP) for the AMP8 investment period (2025-2030) requires all wastewater treatment works to achieve specified Technically Achievable Limits (TAL) by 2030. This confirms Southern Water's investment plans and also indicates how the Environment Agency expects nutrient neutrality concerns to be addressed per river catchment. We therefore recommend greater flexibility of policy wording, to allow developers to connect to Southern Water networks and treatment works where TAL facilitates this (rather than restrict policy to new on-site wastewater treatment plant as per the current policy wording C10).

Having regard to the above, Southern Water proposes the following change to the Development Mix section 1(b) of site policy C10;

~~(vi) Provision of a new high quality waste water treatment works at an appropriate location within the site, or in combination with Site 10 (CF10);~~ Proposals must ensure high quality wastewater treatment

Also, as communicated in our Regulation 18 response in May 2024, Southern Water has undertaken an assessment of the existing capacity of our infrastructure and its ability to meet the forecast demand for this proposal should the development connect to our network in future. The assessment reveals that local network infrastructure in closest proximity to the site has limited capacity to accommodate the proposed development. Limited capacity 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.

Southern Water requests the following change to site policy C10:

5. Phasing and delivery

~~(a) Waste water treatment works should be delivered at the earliest possible stage in the development~~ Occupation of development will be phased to align with the delivery of sewage infrastructure, in consultation with the service provider.

Proposals for up to 1,950 dwellings at this site will generate a need for reinforcement of the network in order to provide additional capacity to serve the development. 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. Connection of new development at this site ahead of new (sewer) infrastructure delivery could lead to an increased risk of flooding unless the requisite works are implemented in advance of occupation.

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and planning conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure, and does not contribute to pollution of the environment, in line with paragraph 187(e) of the revised National Planning Policy Framework (NPPF) (December, 2024).

Policy C14 Milton Manor House

As communicated to the Council in our IDP response in 2025, Southern Water has undertaken an assessment of the existing capacity of our infrastructure and its ability to meet the forecast demand for this proposal should the development connect to our network in future. The assessment reveals that local sewerage infrastructure in closest proximity to the site may have limited capacity to accommodate the proposed development. Limited capacity 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.

Proposals for up to 95 dwellings at this site may generate a need for network reinforcement. We will review capacity at planning application stage when more detailed modelling will inform whether reinforcement will be needed. Reinforcement would be provided by the New Infrastructure charge to developers, and Southern Water will need to work with developers and site promoters to understand the development program and whether the delivery of network reinforcement aligns with the proposed occupation of the development. Planning policies and conditions help ensure connection of new development is aligned with new infrastructure delivery.

Having regard to the above, we request the following addition to policy C14:

5 Phasing and Delivery:

Occupation of development will be phased to align with the delivery of network reinforcement, in consultation with the service provider.

Policy C15 Land South of Littlebourne Road

Southern Water supports the overall intention of policy to protect internationally important habitat sites. However, as per our 2024 Regulation 18 response to this policy (and policy DS17, now policy DS20 in the current Regulation 19 draft) the Environment Agency approved Water Industry National Environmental Programme (WINEP) for the AMP8 investment period (2025-2030) requires all wastewater treatment works to achieve specified Technically Achievable Limits (TAL) by 2030. This confirms Southern Water's investment plans and also indicates how the Environment Agency expects nutrient neutrality concerns to be addressed per river catchment. We therefore recommend greater flexibility of policy wording, to allow developers to connect to Southern Water networks and treatment works where TAL facilitates this (rather than restrict policy to new on-site wastewater treatment plant as per the current policy wording C15).

Having regard to the above, Southern Water proposes the following change to the Development Mix section 1(b) of site policy C15;

~~(iv) Provision of a new high quality waste water treatment works at an appropriate location within the site, or in combination with C16 which if feasible will also provide connectivity for Site C17;~~ Proposals must ensure high quality wastewater treatment

Also as communicated to the Council in our IDP response in 2025, Southern Water has undertaken an assessment of the existing capacity of our infrastructure and its ability to meet the forecast demand for this proposal should the development connect to our network in future. The assessment reveals that local sewerage infrastructure in closest proximity to the site has limited capacity to accommodate the proposed development. Limited capacity 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.

Proposals for up to 1,700 dwellings at this site will generate a need for reinforcement of the wastewater network. 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. Planning policies and conditions help ensure connection of new development is aligned with new infrastructure delivery, and does not contribute to pollution of the environment, in line with paragraph 187(e) of the revised National Planning Policy Framework (NPPF) (December, 2024).

Having regard to the above, we request the following change to wording of C15 part 5(a):

Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.

Policy C16 Land South of Bekesbourne Lane

Southern Water supports the overall intention of policy to protect internationally important habitat sites. However, as per our 2024 Regulation 18 response to this policy (and policy DS17, now policy DS20 in the current Regulation 19 draft) the Environment Agency approved Water Industry National Environmental Programme (WINEP) for the AMP8 investment period (2025-2030) requires all wastewater treatment works to achieve specified Technically Achievable Limits (TAL) by 2030. This confirms Southern Water's investment plans and also indicates how the Environment Agency expects nutrient neutrality concerns to be addressed per river catchment. We therefore recommend greater flexibility of policy wording, to allow developers to connect to Southern Water networks and treatment works where TAL facilitates this (rather than restrict policy to new on-site wastewater treatment plant as per the current policy wording C16).

Having regard to the above, Southern Water proposes the following change to the Development Mix section 1(b) of site policy C16;

~~(iii) Provision of a new high quality waste water treatment works at an appropriate location within the site, or in combination with C15 which if feasible will also provide connectivity for Site C17;~~ Proposals must ensure high quality wastewater treatment

Also as communicated to the Council in our IDP response in 2025, Southern Water has undertaken an assessment of the existing capacity of our infrastructure and its ability to meet the forecast demand for this proposal should the development connect to our network in future. The assessment reveals that local sewerage infrastructure in closest proximity to the site has limited capacity to accommodate the proposed development. Limited capacity 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.

Proposals for up to 860 dwellings at this site will generate a need for reinforcement of the wastewater network. 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. Planning policies and conditions help ensure connection of new development is aligned with new infrastructure delivery, and does not contribute to pollution of the environment, in line with paragraph 187(e) of the revised National Planning Policy Framework (NPPF) (December, 2024).

Having regard to the above, we request the following change to wording of C16 part 5(a):

Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.



Policy C17 Seotamot

As communicated to the Council in our IDP response in 2025, Southern Water's initial assessment of this site identified that our infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Having regard to the above, Southern Water requests the following addition to site policy C17:

2 (g) Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

Policy C18 Wincheap Commercial Area

As communicated to the Council in our IDP response in 2025, Southern Water has undertaken an assessment of the existing capacity of our infrastructure and its ability to meet the forecast demand for this proposal should the development connect to our network in future. The assessment reveals that local sewerage infrastructure in closest proximity to the site has limited capacity to accommodate the proposed development. Limited capacity 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.

Proposals for up to 1,000 dwellings at this site will generate a need for reinforcement of the wastewater network. 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. Planning policies and conditions help ensure connection of new development is aligned with new infrastructure delivery, and does not contribute to pollution of the environment, in line with paragraph 187(e) of the revised National Planning Policy Framework (NPPF) (December, 2024).

Having regard to the above, we request the following addition to C18 part 5 (Delivery and Phasing):

Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.

As also previously communicated, our initial assessment identified that Southern Water's infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Having regard to the above, Southern Water we request the following addition to site policy C18:

2 (g) Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.



Policy C19: Land at Military Road

As communicated to the Council in our IDP response in 2025, Southern Water's initial assessment identified that our infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Having regard to the above, Southern Water requests the following addition to site policy C19:

2 (c) Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.



Policy C20: Land at Sussex Avenue

Southern Water's initial assessment identified that our infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Having regard to the above, Southern Water requests the following addition to site policy C20:

2 (c) Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.



Policy C21: Land at Suffolk Road

Southern Water's initial assessment identified that our infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Having regard to the above, Southern Water requests the following addition to site policy C21:

2 (b) Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.



Policy C23

Southern Water has undertaken an assessment of the existing capacity of our infrastructure and its ability to meet the forecast demand for this proposal should the development connect to our network in future. The assessment indicates that local sewerage infrastructure in closest proximity to the site may have limited capacity to accommodate the proposed development. Limited capacity 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.

Proposals for a hotel with up to 140 rooms at this site may generate a need for network reinforcement. We will review capacity at planning application stage when more detailed modelling will inform whether reinforcement is needed. Reinforcement would be provided by the New Infrastructure charge to developers, and Southern Water will need to work with developers and site promoters to understand the development program and whether the delivery of network reinforcement aligns with the proposed occupation of the development. Planning policies and conditions help ensure connection of new development is aligned with new infrastructure delivery.

Having regard to the above, we request the following addition to policy C23:

5 Phasing and Delivery:

Where network reinforcement is required, occupation of the development will be phased in consultation with the service provider.



Policy C30: Land at Folly Farm

As communicated in our Regulation 18 response in May 2024 and our further IDP communication to the Council in 2025, Southern Water's initial assessments identified that our infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Having regard to the above, Southern Water proposes the following addition to site policy C30:

Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.



Policy C31: Land at the eastern side of Shelford Landfill

As communicated to the Council in our IDP response in 2025, initial assessments showed this site is within 500m of Canterbury wastewater treatment works. An odour assessment may be required to inform site layout and/or other odour mitigation for any sensitive receptors (such as residential homes or recreational areas) that are proposed as part of this development.



Policy W4: Land at Brooklands Farm

As communicated in our Regulation 18 response in May 2024 and further in our 2025 IDP response to the Council, Southern Water has undertaken an assessment of the existing capacity of our infrastructure and its ability to meet the forecast demand for this proposal should the development connect to our network in future. The assessment reveals that local sewerage infrastructure in closest proximity to the site has limited capacity to accommodate the proposed development. Limited capacity 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.

Proposals for up to 1,400 dwellings at this site will generate a need for reinforcement of the wastewater network. 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. Planning policies and conditions help ensure connection of new development is aligned with new infrastructure delivery, and does not contribute to pollution of the environment, in line with paragraph 187(e) of the revised National Planning Policy Framework (NPPF) (December, 2024).

Having regard to the above, we propose the following additions to W4:

Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.

Policy W7: Bodkin Farm

As communicated in our 2025 response to IDP requests from the Council, Southern Water has undertaken an assessment of the existing capacity of our infrastructure and its ability to meet the forecast demand for this proposal should the development connect to our network in future. The assessment reveals that local sewerage infrastructure in closest proximity to the site has limited capacity to accommodate the proposed development. Limited capacity 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.

Proposals for up to 250 dwellings at this site may generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. We will review capacity at planning application stage when more detailed modelling will inform whether reinforcement will be needed. Reinforcement would be by the New Infrastructure charge to developers, and Southern Water will need to work with developers and site promoters to understand the development program and whether the delivery of network reinforcement aligns with the proposed occupation of the development. Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of flooding unless the requisite works are implemented in advance of occupation.

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and planning conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure, and does not contribute to pollution of the environment, in line with paragraph 187€ of the revised National Planning Policy Framework (NPPF) (December, 2024).

Having regard to the above, Southern Water proposes the following additions to site policy W6:

Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.



Policy W10: Land at Beresford Road

Southern Water's initial assessment identified that our infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Having regard to the above, we propose the following additions to W10:

Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.



Policy W11: St Vincent's Centre

As communicated in our 2025 reply to the Council's IDP request, Southern Water's initial assessment identified that our infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Having regard to the above, we propose the following additions to W11:

Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

Policy HB9 Home Farm, Strode Park

As communicated in our 2025 IDP response to the Council, Southern Water has undertaken an assessment of the existing capacity of our infrastructure and its ability to meet the forecast demand for this proposal should the development connect to our network in future. The assessment reveals that local sewerage infrastructure in closest proximity to the site has limited capacity to accommodate the proposed development. Limited capacity 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.

Proposals for up to 200 dwellings at this site may generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. We will review capacity at planning application stage when more detailed modelling will inform whether reinforcement will be needed. Reinforcement would be by the New Infrastructure charge to developers, and Southern Water will need to work with developers and site promoters to understand the development program and whether the delivery of network reinforcement aligns with the proposed occupation of the development. Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of flooding unless the requisite works are implemented in advance of occupation.

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and planning conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure, and does not contribute to pollution of the environment, in line with paragraph 187(e) of the revised National Planning Policy Framework (NPPF) (December, 2024).

Having regard to all of the above, Southern Water requests the following addition to site policy HB9;

5. Phasing and delivery

Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.

Policy HB10: Land to the west of Bullockstone Road

As communicated to the Council in our 2025 IDP response, Southern Water's initial assessment of the proximity of sites in the Local Plan to our existing assets shows this site is within 10m of Bullockstone Road Herne Bay wastewater pumping station. An odour assessment would therefore be required to inform site layout.

The National Policy Statement for Wastewater (4.3.14) states *"it is important for the decision maker to consider the impact of odour emissions from waste water infrastructure not from the narrow perspective of nuisance but to consider the broader impact on amenity"*.

In addition, paragraphs 198 and 200 of the NPPF (December 2024) make it clear that:

- *"planning policies and decisions should ensure that new development is appropriate to its location."*
- *"Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed."*

For these reasons, Southern Water would require an odour assessment to be carried out to determine an area of adequate separation between the works and any 'sensitive' development. Sensitive development includes residential and recreational areas, schools etc. For further information please refer to "odour assessments" here: <https://www.southernwater.co.uk/building-and-developing/our-services/planning-your-development/#:~:text=Developers%20will%20need%20to%20employ,identify%20the%201.5%20OdU%20countour.>

Accordingly, we request that the following wording is added to the Design and layout section 2 of Policy HB10:

d. Provide an Odour Assessment, undertaken in consultation with Southern Water, to ensure that no sensitive land uses such as residential units and recreational areas are located in areas that may at times be subject to odour from the adjacent wastewater pumping station.



Policy HB14: Eddington Business Park

As communicated in our Regulation 18 response in May 2024 and our IDP response to the Council in 2025, Southern Water's initial assessment of this site identified that our infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Having regard to the above, Southern Water proposes the following addition to site policy H14:

Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

Policy R3: Chartham Paper Mill

As communicated to the Council in our 2025 IDP response, Southern Water's initial assessment of the proximity of sites in the Local Plan to our existing assets shows this site is within 10m of Rattington Street Chartham wastewater pumping station. An odour assessment would therefore be required to inform site layout.

The National Policy Statement for Wastewater (4.3.14) states *"it is important for the decision maker to consider the impact of odour emissions from waste water infrastructure not from the narrow perspective of nuisance but to consider the broader impact on amenity"*.

In addition, paragraphs 198 and 200 of the NPPF (December 2024) make it clear that:

- *"planning policies and decisions should ensure that new development is appropriate to its location."*
- *"Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed."*

For these reasons, Southern Water would require an odour assessment to be carried out to determine an area of adequate separation between the works and any 'sensitive' development. Sensitive development includes residential and recreational areas, schools etc. For further information please refer to "odour assessments" here: <https://www.southernwater.co.uk/building-and-developing/our-services/planning-your-development/#:~:text=Developers%20will%20need%20to%20employ,identify%20the%201.5%20OdU%20countour.>

Accordingly, we request that the following wording is added to the Design and layout section 2 of Policy R3:

d. Provide an Odour Assessment, undertaken in consultation with Southern Water, to ensure that no sensitive land uses such as residential units and recreational areas are located in areas that may at times be subject to odour from the adjacent wastewater pumping station.



Policy R4: Land at Ashford Road (West)

As communicated in our Regulation 18 response in May 2024, Southern Water's initial assessment identified that our infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Having regard to the above, we propose the following additions to R4:

Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

Policy R6, Bread and Cheese Field

As communicated in our 2025 IDP response to the Council, we have undertaken an assessment of the proximity of sites in the Local Plan to our existing assets, in particular wastewater treatment works and pumping stations. Our initial assessment showed this is within 100m of Westbere Wastewater Treatment Works (WTW).

The National Policy Statement for Wastewater (4.3.14) states *"it is important for the decision maker to consider the impact of odour emissions from waste water infrastructure not from the narrow perspective of nuisance but to consider the broader impact on amenity"*.

In addition, paragraphs 198 and 200 of the NPPF (December 2024) make it clear that:

- *"planning policies and decisions should ensure that new development is appropriate to its location."*
- *"Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed."*

For these reasons, Southern Water would require an odour assessment to be carried out to determine an area of adequate separation between the works and any 'sensitive' development. Sensitive development includes residential and recreational areas, schools etc. For further information please refer to "odour assessments" here: <https://www.southernwater.co.uk/building-and-developing/our-services/planning-your-development/#:~:text=Developers%20will%20need%20to%20employ,identify%20the%201.5%20OdU%20countour.>

Accordingly, we request that the following wording of section 2 of policy R6 is amended to read:

c. Provide an Odour Assessment, undertaken in consultation with Southern Water, to ensure that no sensitive land uses such as residential units and recreational areas are located in areas that may at times be subject to odour from the adjacent Westbere Wastewater Treatment Works.

Policy R9: The Hill, Littlebourne

As communicated in our Regulation 18 response in May 2024, Southern Water has undertaken an assessment of the existing capacity of our infrastructure and its ability to meet the forecast demand for this proposal should the development connect to our network in future. The assessment reveals that local sewerage infrastructure in closest proximity to the site has limited capacity to accommodate the proposed development. Limited capacity 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.

Proposals for up to 300 dwellings at this site may generate a need for reinforcement of the wastewater network in order to provide additional capacity to serve the development. We will review capacity at planning application stage when more detailed modelling will inform whether reinforcement will be needed. Reinforcement would be provided through the New Infrastructure charge to developers, and Southern Water will need to work with developers and site promoters to understand the development program and whether the delivery of network reinforcement aligns with the proposed occupation of the development. Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of flooding unless the requisite works are implemented in advance of occupation.

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and planning conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure, and does not contribute to pollution of the environment, in line with paragraph 187(e) of the revised National Planning Policy Framework (NPPF) (December, 2024).

Having regard to all of the above, Southern Water requests the following addition to site policy R9;

5. Phasing and delivery

(c)-Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.

Policy R12: Land at the Paddocks, Shalloak Road

As communicated in our Regulation 18 response in May 2024 and our 2025 IDP response to the Council, Southern Water's initial assessment identified that this site may have limited network capacity and also that Southern Water's infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development.

Limited capacity 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. We will review capacity at planning application stage when more detailed modelling will inform whether reinforcement will be needed. Reinforcement would be by the New Infrastructure charge to developers, and Southern Water will need to work with developers and site promoters to understand the development program and whether the delivery of network reinforcement aligns with the proposed occupation of the development. Connection of new development at this site ahead of new infrastructure delivery could lead to an increased risk of flooding unless the requisite works are implemented in advance of occupation.

Southern Water has limited powers to prevent connections to the sewerage network, even when capacity is limited. Planning policies and planning conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure, and does not contribute to pollution of the environment, in line with paragraph 187(e) of the revised National Planning Policy Framework (NPPF) (December, 2024).

Having regard to all of the above, Southern Water requests the following addition to site policy R12;

5. Phasing and delivery

(c)-Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.

Also as communicated in our Regulation 18 response in May 2024, Southern Water's initial assessment identified that our infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Having regard to the above, we propose the following additions to R12 2(c):

Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

Policy R14: Land west of Cooting Lane and south of Station Road

Southern Water is the statutory water supplier for this part of the Canterbury district. Our initial assessment identified that this site is located within an SPZ2 (an 'outer source protection zone' that requires special consideration to ensure the groundwater is protected to drinking water quality standards). Drinking water standards are more stringent than the environmental standards more often referred to in guidance for the protection of groundwater from sustainable urban drainage systems (SuDS). For this reason, Southern Water has developed additional guidance for the design of SuDS within source protection zones - please see this link for information here <https://www.southernwater.co.uk/media/0oubtggs/suds-in-spz-guidance.pdf>. This guidance explains that for SPZ2, we ask developers to consider information provided by a full hydrogeological risk assessment of the site in their SuDS design proposals.

Southern Water has limited powers to influence the design of SuDS. Planning policies and planning conditions, therefore, play an important role in ensuring that development is coordinated with the provision of necessary infrastructure, and does not contribute to pollution of the environment, in line paragraph 187(e) of the revised National Planning Policy Framework (NPPF) (December, 2024).

Having regard to the above, we propose the following additions to the Landscape and Green Infrastructure section of R14:

- (d) Provide sustainable urban drainage measures designed in consultation with the statutory water supplier and ensuring the protection of drinking water as appropriate to the SPZ2 (outer source protection zone) that this site overlies;



Policy R16: Land at Goose Farm, Shalloak Road

As communicated in our Regulation 18 response in May 2024, Southern Water's initial assessment identified that our infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Having regard to the above, we request the following addition to R16 part 5:

(b) Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.



Policy R17: Land at Shalloak Road

As communicated in our Regulation 18 response in May 2024, Southern Water's initial assessment identified that our infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Having regard to the above, we propose the following addition to R17 part 2:

(d) Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

Policy R19: Land at Church Farm

As communicated in our Regulation 18 response in May 2024, Southern Water is the statutory wastewater undertaker for Canterbury, also supplying water to parts of the district. In accordance with this, we have undertaken an assessment of the proximity of sites in the Local Plan to our existing assets, in particular wastewater treatment works and pumping stations. Our initial assessment showed this is within 500m of Hoath Wastewater Treatment Works (WTW).

The National Policy Statement for Wastewater (4.3.14) states *"it is important for the decision maker to consider the impact of odour emissions from waste water infrastructure not from the narrow perspective of nuisance but to consider the broader impact on amenity"*.

In addition, paragraphs 198 and 200 of the NPPF (December 2024) make it clear that:

- *"planning policies and decisions should ensure that new development is appropriate to its location."*
- *"Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed."*

For these reasons, Southern Water would require an odour assessment to be carried out to determine an area of adequate separation between the works and any 'sensitive' development. Sensitive development includes residential and recreational areas, schools etc. For further information please refer to "odour assessments" here: <https://www.southernwater.co.uk/building-and-developing/our-services/planning-your-development/#:~:text=Developers%20will%20need%20to%20employ,identify%20the%201.5%20OdU%20countour.>

Accordingly, we request that the following wording is added to the Design and layout section 2 of Policy R19:

d. Provide an Odour Assessment, undertaken in consultation with Southern Water, to ensure that no sensitive land uses such as residential units and recreational areas are located in areas that may at times be subject to odour from the adjacent Hoath Wastewater Treatment Works.



Policy R21: Land at Canterbury Business Park

As communicated to the Council in our IDP response in 2025, our initial assessment identified that Southern Water's infrastructure crosses the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Having regard to the above, Southern Water proposes the following addition to section 2 of site policy R21:

(d) Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

Initial checks also showed that this site is within 20m of Highland Court Bridge Wastewater Pumping Station, therefore an odour assessment may be required to inform site layout and/or other odour mitigation for any sensitive receptors (such as residential homes or recreational areas) that are proposed as part of this development.

Policy DS20: Habitats of international importance

Southern Water supports the overall intention of policy to protect internationally important habitat sites. However, as we forewarned in our 2024 Regulation 18 response to this policy (policy DS17, now policy DS20 in the current Regulation 19 draft) the Environment Agency's now confirmed Water Industry National Environmental Programme (WINEP) for the AMP8 investment period (2025-2030) requires all Canterbury wastewater treatment works to achieve specified Technically Achievable Limits (TAL) by 2030. As we explained at all previous Regulation 18 consultations, the wording of this policy would seem to pre-date confirmation of the WINEP.

The WINEP confirms Southern Water's investment plans. It also indicates how the Environment Agency expects nutrient neutrality concerns to be addressed per river catchment. We therefore recommend greater flexibility of policy wording, to allow developers to connect to Southern Water networks and treatment works where TAL investment is expected to facilitate this, rather than restrict policy to new on-site wastewater treatment plant as per the current policy wording of sections 8(a)&(b) (and a number of site policies eg C15 – C17).

We therefore consider that the current policy DS20 is not constructed in a way that will allow it to be effective in that it cannot be clearly or fully interpreted in practice.

Having regard to the above, Southern Water proposes the following amendment to policy DS20:

- 8(a) Proposals for more than 300 homes must ensure high quality wastewater treatment*
- 8(b) Proposals for 150-300 homes must ensure high quality wastewater treatment*

Changes should also be reflected in paragraphs 2.20, 6.101 – 6.104 of the Regulation 19 draft of the Local Plan.

Further explanation:

For further explanation/evidence please see our past representations on this topic (provided in the 2023 Regulation 18 consultation, the 2024 Regulation 18 and the 2025 Focussed Regulation 18 Consultation).

Policy DS24: Sustainable Drainage and Water Quality

Southern Water is the statutory wastewater undertaker for the Canterbury district, and the water supplier for parts of the district. We support the protection of water sources as part of this DS24 SUDS policy but believe that adding a link to the guidance shared below will ensure the effectiveness of this policy by helping those interpreting/applying policy DS24 in practice.

Requested additions:

- With reference to part 2(m) of Policy DS24, any SuDS to be proposed to Southern Water for adoption should meet the technical standards set out in the [Sewerage Sector Guidance - approved documents | Water UK](#). We'd therefore recommend including a link to this guidance within the Local Plan (referenced to part 2(m) of the policy where at all possible).
- Also, as previously shared, Southern Water has produced the following guidance <https://www.southernwater.co.uk/media/ooubtggs/suds-in-spz-guidance.pdf> to support developers and policy makers when considering SuDS design, to ensure the fullest range of SuDS options remain viable to each development, as appropriate to the location of the site and underlying hydrogeology. We'd recommend including a link to this guidance within the Local Plan (referenced to parts 2(h), 3 and 4 where at all possible).

Given the essential nature of SuDS to delivery of sustainable development and communities resilient to the impacts of climate change, we'd also suggest that a monitoring target on SuDS delivery be incorporated into the table on p353 of the Local Plan.

Further explanation:

As well as past 2024 Regulation 18 representations, please see the guidance linked above for further information in each case.

Policy DM6: Extensions and alterations to existing buildings

Southern Water is the statutory wastewater undertaker for the Canterbury district, and the water supplier for parts of the district. Please could you add wording to this policy to help ensure that rainwater drainage on extensions/ annexes is not permitted to discharge to a foul sewer. Southern Water has seen a number of instances where rainwater drainage for this type of development has been connected to the foul sewer serving the existing property, which then drains to the main public foul sewer. This can arise despite an inspection by Building Control as the lead enforcement authority. We therefore consider that the current wording could allow misconnections to be made to the public sewer network, which could result in failure to meet the intention of NPPF 187(e).

Requested wording:

We therefore request addition of the following wording to this policy DM6:

To minimise the risk of sewer flooding and protect water quality, rainwater drainage for extensions or annexes will not be permitted to discharge to the foul sewer network.

A discharge of rainwater into our 'foul only' sewer network, either directly or indirectly via a drainage lateral at the property, is detrimental to our sewerage network and can be harmful to the environment. No discharges to foul networks are allowed in the National Standards for Sustainable Drainage hierarchy of drainage destinations (issued by the Government in June 2025).

Further explanation:

Southern Water is working across our region to remove surface water from our networks in key areas. Even as we deliver this work, development continues to increase surface water run-off. We must therefore plan to ensure that rainwater is separated from wastewater in the design and construction of our communities, to ensure community resilience to the evolving impacts of climate change. For more information on our work, and the root causes of releases from storm overflows, please see –

<https://www.southernwater.co.uk/our-region/clean-rivers-and-seas-task-force/pathfinders/>
<https://www.southernwater.co.uk/our-performance/storm-overflows/storm-overflow-task-force>

Over time, the expansion of urban settlements as well as 'urban creep' (home extensions, conservatories and paving over front gardens for parking) have incrementally added to the amount of rainwater entering sewers, resulting in increased releases from storm overflows. As stated in Water UK's 21st Century Drainage Programme;

"The country's built environment is constantly changing and "urban creep" – home extensions, conservatories and paving over front gardens for parking – can all add to the amount of water going into our sewers and drains. Green spaces that would absorb rainwater are covered over by concrete and tarmac that will not. In fact, studies show that "urban creep" results in a larger increase in predicted flooding than new housing, because it adds more rainwater to these systems".

The complexities and challenges of drainage need a collaborative approach between the responsible organisations, such as Local Authorities, Southern Water, the Environment Agency and community groups to adapt the urban environment to be more resilient to our changing weather patterns. Communities need planning policy to go further as climate change now demands we re-think and re-design communities. More resilient and efficient homes are essential – conserving both energy and water. However, we also need to ensure that alterations and extensions will not mean that rainwater continues to run off homes and surfaces so fast that it causes flooding and storm discharges into rivers and seas. By controlling the rate and volume of surface water entering the combined sewer network, sustainable urban drainage systems (SuDS) can improve existing flood risk and water quality. We need planning policy to encourage proactive, cross-sector collaboration and integrated water management.

Policy DM10: Residential annexes and ancillary accommodation

Southern Water is the statutory wastewater undertaker for the Canterbury district, and the water supplier for parts of the district. Please could you add wording to this policy to help ensure that rainwater drainage on extensions/ annexes is not permitted to discharge to a foul sewer. Southern Water has seen a number of instances where rainwater drainage for this type of development has been connected to the foul sewer serving the existing property, which then drains to the main public foul sewer. This can arise despite an inspection by Building Control as the lead enforcement authority. We therefore consider that the current wording could allow misconnections to be made to the public sewer network, which could result in failure to meet the intention of NPPF 187(e).

Requested wording:

We therefore request addition of the following wording to this policy DM10:

To minimise the risk of sewer flooding and protect water quality, rainwater drainage for extensions or annexes will not be permitted to discharge to the foul sewer network.

A discharge of rainwater into our 'foul only' sewer network, either directly or indirectly via a drainage lateral at the property, is detrimental to our sewerage network and can be harmful to the environment. No discharges to foul networks are allowed in the National Standards for Sustainable Drainage hierarchy of drainage destinations (issued by the Government in June 2025).

Further explanation:

Southern Water is working across our region to remove surface water from our networks in key areas. Even as we deliver this work, development continues to increase surface water run-off. We must therefore plan to ensure that rainwater is separated from wastewater in the design and construction of our communities, to ensure community resilience to the evolving impacts of climate change. For more information on our work, and the root causes of releases from storm overflows, please see –

<https://www.southernwater.co.uk/our-region/clean-rivers-and-seas-task-force/pathfinders/>
<https://www.southernwater.co.uk/our-performance/storm-overflows/storm-overflow-task-force>

Over time, the expansion of urban settlements as well as 'urban creep' (home extensions, conservatories and paving over front gardens for parking) have incrementally added to the amount of rainwater entering sewers, resulting in increased releases from storm overflows. As stated in Water UK's 21st Century Drainage Programme;

"The country's built environment is constantly changing and "urban creep" – home extensions, conservatories and paving over front gardens for parking – can all add to the amount of water going into our sewers and drains. Green spaces that would absorb rainwater are covered over by concrete and tarmac that will not. In fact, studies show that "urban creep" results in a larger increase in predicted flooding than new housing, because it adds more rainwater to these systems".

The complexities and challenges of drainage need a collaborative approach between the responsible organisations, such as Local Authorities, Southern Water, the Environment Agency and community groups to adapt the urban environment to be more resilient to our changing weather patterns. Communities need planning policy to go further as climate change now demands we re-think and re-design communities. More resilient and efficient homes are essential – conserving both energy and water. However, we also need to ensure that alterations and extensions will not mean that rainwater continues to run off homes and surfaces so fast that it causes flooding and storm discharges into rivers and seas. By controlling the rate and volume of surface water entering the combined sewer network, sustainable urban drainage systems (SuDS) can improve existing flood risk and water quality. We need planning policy to encourage proactive, cross-sector collaboration and integrated water management.

Policy DM14: Noise, odour and dust pollution

Southern Water is the wastewater service provider for Canterbury and we operate a number of existing wastewater treatment works (WTW) across the district. We repeat past 2024 Regulation 18 consultation requests for additional wording in this policy, as locating development adjacent or near to an existing WTW, such as housing, could have an unacceptable impact on the amenity of the site's future occupants arising from the WTW's essential operational activities. Such impacts may include odour (as well as noise and vibration). We therefore consider that the current wording of policy DM14 will not support clear and full interpretation of the policy.

Requested wording:

We therefore request policy DM14 wording be amended to account for the 'agent of change principle' that places responsibilities on the incoming 'agent of change' in relation to odour impacts from existing businesses as below:

6. Developments which produce significant odour or are in close proximity to existing uses which produce significant odour, will provide an Odour Management Plan informed by odour modelling completed in consultation with the statutory wastewater utility (Southern Water). Where odour effects are assessed as significant, details of appropriate mitigation measures will be required.

Further explanation:

The draft local plan proposes a number of housing sites in proximity to wastewater treatment works and wastewater pumping stations. A number of these WTW are strategic sites that perform an essential function to the district and its neighbours, a function that will at times need to expand in capacity in order to support future growth.

Paragraph 200 of the National Planning Policy Framework (NPPF December 2024) seeks to ensure that '*existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established,*' while paragraph 198 states that development should be appropriate for its location, taking account of the living conditions of future occupants.

The National Policy Statement for Wastewater (4.3.14) also states that "*it is important for the decision maker to consider the impact of odour emissions from waste water infrastructure not from the narrow perspective of nuisance but to consider the broader impact on amenity*".

The 'agent of change principle' holds the position that a person or business (ie the agent) introducing a new land use is responsible for managing the impact of that change. The 'agent of change' principle places the responsibility for mitigation on the incoming 'agent of change'.

The 'agent of change' in the case of a new development proposal in proximity to an existing wastewater treatment works is therefore the developer with respect to the location/layout of the proposed new development.

Paragraph 200 of the NPPF (December, 2024) seeks to ensure that '*existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established,*' while paragraph 198 states that development should be appropriate for its location, and that living conditions of future occupants needs to be taken into account.