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EW1-L01
Your ref:

Date: 04 September 2014

Dear Sir

BIRMINGHAM DEVELOPMENT PLAN - EXAMINATION

HEARING STATEMENT

Matter C:

The Plan's approach to minerals and waste (BDP policies TP13-14)

34-005-20140306), we consider that the timing and phasing of development should be controlled through the strategic plans in order to ensure that adequate waste water infrastructure is in place prior to occupation.

In the absence of any further assessment of this issue, our most recent response provided some potential policy wording to attempt to mitigate this risk, however this has not been included in the modifications to date. This was also a recommendation of the sewerage provider, Severn Trent Water Limited in their response to the Pre-Submission draft.

We continue to recommend that as a mitigation measure, wording is added to the plan to encourage early liaison between the developer and the sewerage undertaker. This would ascertain where upgrading works may be required, and to inform on how this may impact on the timing of development. This could be backed up by a policy to ensure that where there is concern regarding the network capacity hydraulic modelling of the impact on the sewer is undertaken in conjunction with the sewerage provider, and that the results of this are submitted in support of the planning application. This will allow for the occupation of the development to be delayed until upgrade works have been completed, if necessary. We recommend that the following wording is added into Policy TP6, potentially under the Enhancement of Water Resources heading:

'Evidence should be submitted demonstrating that the sewerage provider considers there to be sufficient capacity within the foul network to accommodate additional flows, and that a reduction in water quality will not result due to overloading the existing system. Should additional infrastructure improvements be required, occupation of the development shall be delayed until these works are complete'

The addition of this wording will ensure that all development adding loading onto the transmission network would be adequately assessed prior to the development, and as such essential works to improve the foul drainage network would be undertaken in a timely fashion, protecting against the overflow of the system into rivers and streams.

We do not consider it necessary to attend the hearing to discuss this matter further.