

SOCG005A

Flintshire Local Development Plan 2015-2030

**Addendum to the
Statement of Common Ground
Dwr Cymru Welsh Water and Hafren Dyfrdwy**

March 2021

Dwr Cymru Welsh Water / Hafren Dyfrdwy Deposit Consultation Representations

Addendum to the Statement of Common Ground Dwr Cymru Welsh Water and Hafren Dyfrdwy

Updated position March 2021

Dwr Cymru Welsh Water (DCWW) have provided the following update to the Statement of Common Ground [SOCG005](#) on 12/03/21:

Well Street, Buckley, 159 units

- A water supply can be provided for this site.
- The public sewerage network can accept potential foul flows from this development site.
- Buckley Ty Gwyn Wastewater Treatment Works (WwTW) can accommodate foul flows from the proposed development site.

Queensferry WwTW catchment

The Deposit LDP contains three allocated housing sites within the catchment area of Queensferry WwTW

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|-----------------------------------------------------|------------|
| • STR3A Northern Gateway Mixed Use Development Site | 1300 units |
| • HN1.7 Holywell Road/Green Lane, Ewloe | 298 units |
| • HN1.8 Ash Lane, Hawarden | 288 units |

We anticipate that the total growth proposed within this catchment area will result in a requirement for additional capacity to be provided at the WwTW. The timing of any required capacity enhancements will be dependent upon the progress of delivery on the committed strategic site STR3A, and the timing of applications on allocated sites HN1.7 and HN1.8.

We are aware that the 1300 units on strategic site STR3A already benefit from planning permission and that the build out of this site is expected to continue beyond the plan period therefore we will monitor the progress of development and continue to assess the performance of the WwTW as these properties connect. As such capacity enhancements at the WwTW may be required at some point during the Local Plan period (2015-2030).

As stated in the Statement of Common Ground, Welsh Water's capital investment is undertaken through a five-yearly Asset Management Plan (AMP) programme. The AMP7 programme is currently being delivered which covers investment for the period 2020-25, this will be followed by AMP8 for 2025-2030. The Flintshire LDP has a timeframe that runs until 2030, therefore any investment required at Queensferry Wastewater Treatment Works (WwTW) to deliver the proposed housing allocations can be considered for inclusion in future AMPs. Where infrastructure improvements are required at a WwTW to allow a development site to proceed but where there are

no current plans for investment through the AMP, developers can make financial contributions to secure the necessary improvements, via planning obligations, under S106 of Town & Country Planning Act 1990.