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Date: 11th September 2014

Dear Sir

BIRMINGHAM DEVELOPMENT PLAN - EXAMINATION

HEARING STATEMENT

Matter E: Green Belt policy, the Langley Sustainable Urban Extension (SUE) allocation and the Peddimore employment allocation (BDP policies TP10 & GA5-6

Thank you for giving Severn Trent Water the opportunity to make comments on the Birmingham Development Plan forthcoming hearing.

Severn Trent Water is always keen to speak to other parties to ensure we are in a position to best support the development of potential sites. To this end we have been working collaboratively with the Environment Agency and Birmingham City Council to produce the following statement:

Severn Trent Water is responsible for ensuring both clean water and waste water capacity. To this end Severn Trent Water, the Environment Agency and Birmingham City Council have been working closely to ensure that we plan to coordinate the delivery of additional foul water sewerage capacity required to support the proposed new development.

We would expect that by continuing to work closely with Birmingham City Council and the Environment Agency, a delivery plan can be put in place to resolve any issues prior to development being occupied. Where appropriate we may need to seek a planning condition to defer development to allow reasonable time for additional capacity to be provided, but in such cases we will endeavour to work with Birmingham City Council and the Environment Agency to make sure this does not delay the development.

We will complete any necessary improvements to provide capacity once we have sufficient confidence that the development will go ahead, we are obligated to do this under Section 94 of the Water Industry Act 1991. In addition, we also have a requirement to manage our assets effectively to minimise our customer bills and to avoid making investments on the basis of speculative development that ultimately does not proceed. Consequently careful planning, continued liaison and accurate timing are key to ensuring capacity is delivered at the appropriate time.

In light of this we would appreciate a view on potential development sites at an early stage to give us the opportunity to provide an insight, on site by site basis, of the potential impact from each development so that we will be in a stronger position to strategically plan the delivery of additional infrastructure capacity requirements.

With this in mind, we support the EA proposal that a policy statement should be written into the appropriate section relating to the ongoing consultations with Severn Trent Water throughout the development planning process and when development does go ahead the timing and phasing is aligned with STW's ability to provide capacity as and when is needed.

Yours Faithfully

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