

Statement of Common Ground

Between: Sevenoaks District Council (SDC) and Southern Water (SW)

Relating to: Wastewater infrastructure requirements to support the Sevenoaks District Local Plan and supporting Infrastructure Delivery Plan

1. Purpose of this Statement

- 1.1 This Statement of Common Ground records the shared understanding between Sevenoaks District Council (SDC) and Southern Water (SW) regarding the wastewater infrastructure required to support the level and distribution of growth proposed in the Sevenoaks District Local Plan. It provides evidence of ongoing engagement and collaboration and supports the Infrastructure Delivery Plan by confirming areas of agreement and identifying any matters where further work is required.

2. Roles and Responsibilities

- 2.1 SDC is responsible for preparing the Local Plan and Infrastructure Delivery Plan, identifying infrastructure needs arising from growth, and securing delivery through planning policy and developer contributions.
- 2.2 Southern Water is one of two statutory wastewater undertakers operating within Sevenoaks District. It collects and treats sewage and wastewater for the southern half of the District, covering an area stretching from Crockham Hill, Sevenoaks Weald and Underriver down to Cowden and Fordcombe. The largest settlement served is Edenbridge. Southern Water is responsible for maintaining and upgrading sewerage networks and treatment works, assessing capacity, and ensuring compliance with environmental and regulatory requirements.

3. Evidence Considered

- 3.1 Both parties have considered the following evidence in forming this Statement:
- The scale and distribution of growth set out in the Sevenoaks District Local Plan;
 - The Infrastructure Delivery Plan;
 - Southern Water's Drainage and Wastewater Management Plan 2023 (DWMP23);
 - Southern Water's business plan 2025-2030 (AMP8);
 - National policy and regulatory requirements, including Ofwat and Environment Agency guidance;
 - Site-specific assessments and ongoing discussions between SDC and Southern Water; and
 - Information on existing and planned wastewater infrastructure across the District.

4. Areas of Agreement

4.1 SDC and Southern Water agree that:

1. The level and distribution of growth proposed in the Sevenoaks District Local Plan has been reviewed and understood.
2. Southern Water's DWMP and annual Wastewater Treatment Works headroom assessments are the primary mechanisms for identifying strategic wastewater upgrades. Any strategic upgrades required to support growth will be included in Southern Water's business plans for AMP9 (2030-2035) and AMP10 (2035-2040).
3. Local network reinforcement required for the needs of a specific development are generally funded through an infrastructure charge applied to the water connection fees paid by the developer. Figure 1 shows how growth data feeds into the water planning processes used by Southern Water to identify the most appropriate strategic and/or local upgrades.
4. Southern Water will work with SDC and developers through its pre-planning enquiry service and capacity assessment processes to ensure that any necessary reinforcement or upgrades are identified early and delivered ahead of occupation.
5. The Infrastructure Delivery Plan will be updated regularly and will incorporate all relevant upgrade projects as they are identified through DWMP updates or other technical assessments.
6. Delivery of wastewater infrastructure will be secured through planning conditions and developer contributions, in line with Local Plan Policy UD1 and Southern Water's published requirements for development engagement.
7. Both parties recognise the importance of early engagement, particularly where infrastructure constraints may require long lead-in times for delivery.

5. Areas of Ongoing Work / Matters Not Yet Agreed

5.1 The following matters require further work or clarification:

1. Incorporation of Local Plan growth into Southern Water's population forecasts for DWMP28, expected later in 2026.

2. Identification of specific upgrade schemes required to support Local Plan growth, to be confirmed through detailed modelling and capacity assessments.
3. Detailed feasibility, costings and sequencing for any required network or treatment works upgrades.
4. Ongoing refinement of modelling as site-specific development proposals progress to planning application stage.
5. Confirmation of any environmental permit implications arising from increased flows at wastewater treatment works.

5.2 Both parties are committed to resolving these matters through continued engagement.

6. Delivery and Phasing

6.1 SDC and Southern Water acknowledge that the delivery of wastewater infrastructure will depend on:

- The timing and phasing of development;
- Detailed design and feasibility;
- Alignment with Southern Water's investment programmes;
- Availability of land and access for construction;
- Environmental permitting requirements; and
- Funding availability and developer contributions.

6.2 Indicative delivery timescales are set out in the Infrastructure Delivery Plan and will be refined as further information becomes available in due course.

7. Signatures

Signed on behalf of Sevenoaks District Council	
Name:	
Role:	
Date:	

Signed on behalf of Southern Water	
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Name:	
Role:	
Date:	

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Timeline of Local Plan to Planning Applications & Development

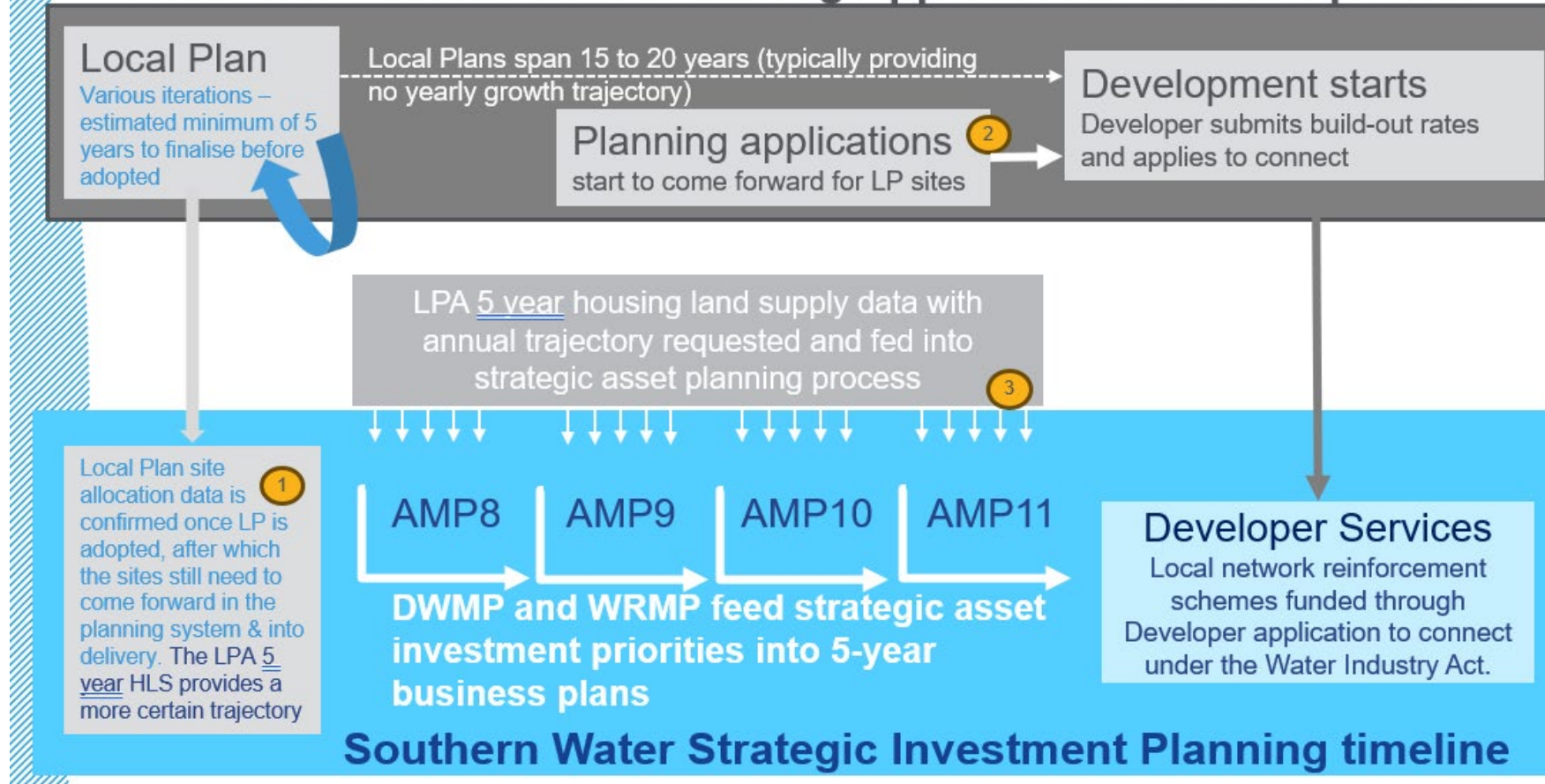


Figure 1 - the 3 key sources of growth data that feed into different asset investment processes