

## Hayling Island Infrastructure Group

25 October 2017, 14:00-16:00

Tournerbury Room, The Plaza, Civic Centre Road, Havant, PO9 2AX

### Minutes of Meeting

#### **Present:**

**Community representatives:** Anne Skennerton (HIRA), David Parham (Save Our Island), Rosie Law (Hayling resident), Anthony Higham (HIRA), Robert Sebley (Cycle Hayling), Mike Owens (Hayling Informer), Peter Oliver (LVA)

**HBC representatives:** David Hayward (Planning Policy Manager), Linda Jewell (Planning Consultant), Jade Ellis (Principal Planning Policy Officer)

**Councillors and county councillors:** Cllr Michael Wilson (Chair of meeting), Cllr John Perry, Cllr Leah Turner, Cllr Joanne Thomas, Cllr Andrew Lenaghan

#### **Apologies**

Graham Wright, (HCC) Ian Hoult (HCC), Ann Griffiths (LRA), Polly Chapman (LVA), Louise Berridge (Projects Engineer), Elaine Kilbey (LRA), Holly Drury (HCC), Paul Millman (NEHRA), Derek Bowerman (NEHRA), Stuart Pinkney (Safety and Emergency Planning Officer), Caroline Richardson (HCC), Cllr Tim Pike, Richard Coates (Independent Fire Consultant), Andy Biltcliffe (Head of Planning), Cllr Lance Quantrill, Cllr Clare Satchwell

#### **1. Introductions**

Cllr Wilson began by welcoming Paul Kent (Wastewater Strategy Manager) and Charlotte Mayall (Planning Coordinator) from Southern Water.

#### **2. Southern Water**

Paul Kent introduced himself and Charlotte Mayall to the group and gave a presentation on Southern Water's operations.

Paul confirmed that Southern Water cover Kent, Sussex, Hants and the Isle of Wight. Southern Water have statutory obligations to provide water and wastewater services although they do not provide fresh water to any properties in Havant Borough.

They cannot refuse new connections to the sewage system but Southern Water do try to work with developers to encourage a connection to a more suitable sewer if the nearest sewer does not have the capacity to service the size of the new development. Under Section 98 Southern Water will charge developers for the extra pipe needed to connect though this is discounted to take account of future revenue which Southern Water will receive. Southern Water requests that developers to engage with their Pre-development Enquiries team before submission of a planning application.

Paul moved on to the Hayling Island slide and explained that Hayling has many pumping stations due to the low lying nature of the island. When the pressure gets too low, the pumping stations are used to move the waste water on. A 900mm pipe is used to move the waste water on to Budd's Farm from Stoke. Paul confirmed that Southern Water is not concerned over the capacity of the waste water system serving the island. Paul demonstrated how water quality in the harbours is not deteriorating. The water quality in the harbour today is probably the best it has been - ammonia levels are 50% less than what they used to be. The next page on the presentation contained information on the Langstone Harbour Board. LHB issue discharge notifications to members of the public by posting them on their website. Paul did confirm that unfortunately these automatic notifications have been known to give false alarms.

Anne Skennerton asked whether members of the public could see data on the volume of discharges as members of the public are unaware of these notifications. Anne also asked whether Southern Water had been fined by the Environment Agency on a regular basis. Paul confirmed that over the last few years Southern Water have been fined about twice a year, but these fines have not had anything to do with Hayling Island. Paul also confirmed that volume of contamination is not recorded; only start and end times of discharges, so they would not know the volume of the discharges. Southern Water is not required to provide that information.

Anne raised a point about dual power for the pumping stations on Hayling; that in the past a ferry or a tanker would come along to pump out the water but of course that will not always be possible.

Cllr Perry stated that he struggled to understand how the 900mm pipe on Hayling installed in the 60s would be sufficient for the current need, where Southern Water said that they produce infrastructure for the near term and don't tend to over implement infrastructure.

Mike Owens voiced his concerns over members of the public not knowing the volumes of contamination, as someone who does water sports he feels that it is important to know. Flow is different at each site due to different pipe sizes. Paul stated that it is considered that the time of discharges is sufficient information for people to know whether they would want to swim or not.

Mike pointed out that the more development there is, the more sewage and surface water there will be in the system causing more overflows. Paul confirmed that surface water from new developments would need to be managed by SUDs.

Rosie Law questioned the Hayling Island map on the presentation and the high density of triangles showing multiple pumping stations in areas on the island. Paul confirmed that the reason for multiple pumping stations on the island was just down to the lack of gravity in areas, so more pumps are needed for low pressure areas. Rosie also asked whether more pumping stations would be needed with new development on the island. Paul confirmed that there would not be a need for more pumping stations in all likelihood ; a solution would be to add new pipes to increase capacity.

Robin questioned the capacity of the final 900mm pipe and whether it would cope with new development. Paul stated that the pipe has plenty of capacity, and that when/if Southern Water believes it could be nearing its capacity; another pipe could be put in such as a 1500mm pipe.

Robin also asked whether Southern Water had an idea of when that would be the case. Paul stated that if and when they receive notification that a significant development has planning permission, Southern Water would model Hayling Island to check the island's capacity. This would only be done though if a developer approached Southern Water. This is not done on a rolling basis as the situation is always changing.

Paul confirmed that the 900mm pipe was installed in the 1960s and it has more than enough capacity to suit the current population and some growth. When laying pipes Southern Water look to the future and plan for the next 25 years to ensure that the pipes capacity will cope. Southern Water uses information such as ONS and DCLG data, housing allocations in the Local Plan and the 5 year housing supply to help predict growth.

Paul also confirmed that they carry out high pressure jetting which prevents build up and blockage.

David Parham spoke about problems at Tournerbury and the lack of public notifications around discharges. Raw sewage has been discharged there which stands a high risk of contamination getting into the water table as it is uncontrolled. David handed Paul written conversations between him and Caroline Tiler (Southern Water) relating to the issue. Paul stated that only official discharge goes into surface water such as rivers and would have to look in to this specific issue.

David Parham expressed concerns over multiple events with no notification and asked about back up systems, as Hayling Island has a large proportion of category 3 flood risk. Paul spoke about the servicing of pumping stations, which are serviced and a criticality is applied to them – most sites are operated by computers and when wet well levels rise to a pre-set level the pumps kick in. Each computer's data is backed up by a UPS system. If there's a problem sewer it will undergo proactive jetting, and all activity is supplied to the Environment Agency. All pumping stations have a socket for a generator in case of mains supply failure for those pumping stations that do not have on-site back up generators.

Cllr Thomas asked about the process around loss of power and asked whether there were generators across Hayling. Cllr Thomas also asked how long residents would have until they were at the point of crisis. Cllr Thomas used a recent situation in Mengham as an example and asked what could be done about it if it were to happen again. Paul confirmed that there would be an alarm at the point of loss of power, and generators would automatically kick in. If a generator fails, another alarm would be triggered which would lead to a call out. Worst case scenario a tanker would be sent out within 30 minutes. Paul confirmed that he is unsure on what types of generators are across Hayling and would have to find out.

**ACTION** - Paul Kent to come back to Cllr Thomas on Hayling Island generators.

A number of group members expressed concerns about the road being closed for 1 whole month. Paul acknowledged this and stated that there would be dialog with the Local Authority and directly affected residents would receive letters. It may have been the case that the road needed to be closed for 1 month due to the severity of the problem.

David Parham asked whether an agreement could be in place for Southern Water to communicate directly with the Council. Paul confirmed that the council are responsible for road closures. David Hayward pointed out that Havant are part of a two tier organisation which can cause a bit of confusion due to Hampshire County Council being responsible for highways.

Paul spoke about running sand and how it can cause problems; they have many problems at the Isle of Wight where Highways also have to get involved due to dips in the roads. Paul spoke about a water register that he is aware of where there are 257 properties with low water pressure which is a really low proportion of total customers across Southern Water's area. Paul suggested a booster system could be installed if it affects the whole road – but this is a Portsmouth Water issue and would need to be reported to them.

Rosie asked whether Southern Water had any data on locations of issues on the island and asked whether Hayling have more issues than other areas. Paul stated that Hayling Island does not stand out any differently. Paul confirmed that he could take a look at data for Hayling to see whether there are any hot spots and failure rates.

**ACTION** – Paul Kemp to look in to Hayling Island hot spots and failure data.

Anthony Higham asked whether response times were typically within the hour. Paul stated that during the working day response times are quick due to workers being out and about. Outside working hours response times are nearer the two hour mark and that equipment failure is prioritised in the system. Southern Water does try to resolve problems as swiftly as possible.

Cllr Perry asked whether Southern Water would be able to take him and possibly others to a pumping station to be given a tour. Paul confirmed that he is more than happy to so that members are able to get a better understanding of the process.

**ACTION** – Paul Kemp to get back to chairman on availability.

David Parham asked about the 66 one way valves on Hayling Island. Paul stated that Southern Water is responsible for some discharges but not all of them and the bulk of discharges are actually not their responsibility. Paul said that he'd come back to David with more data, a lot of the discharges could be private treatment work.

**ACTION** – Paul Kemp to confirm data on Hayling Island discharges.

Robert Sebley asked whether Southern Water had been made aware of two proposals for new housing on Hayling Island – one at Rook Farm and one at Sinah Lane. Paul stated that he'd have to consult with colleague as he was unsure.

Robert also asked whether Southern Water would have to approve SUDs systems. There was a general discussion on responsibility of SUDs but this was discussed at a previous Hayling Island Infrastructure meeting and is generally the responsibility of Hampshire County Council as Local Lead Flood Authority. David Parham stated that he was told (in writing) that Southern Water would maintain SUDs systems. Paul stated that this was not the case and would need to look in to what David has been told.

**ACTION** – Paul Kemp to confirm knowledge of the two proposed developments on the island and the responsibility of SUDs adoption.

David Parham added that, after going to the recent exhibition, Barratts have changed their strategy and they're not building brick roads anymore, David asked about future relationships between Southern Water and Barratts relating to surface water drainage. Paul confirmed that Southern Water is not looking at adopting highway drainage systems. In terms of the role of management companies, Linda Jewell reminded the group that bonds were taken from developers in case of bankruptcy or any other issue. David Hayward also reiterated that management companies were generally used for new development and that this is not specific to Hayling Island. The new Local Plan would likely contain more detail on this.

Cllr Wilson thanked Paul Kent and Charlotte Mayall for their attendance and information.

### **3. Notes of the last meeting and matters arising**

Anne suggested that the minutes had not resolved issues relating to bonds and enforcement. There's a lot of misunderstanding between Barratts and residents.

Cllr Wilson confirmed that these kinds of issues can be raised at the next upcoming DCF. Cllr Turner suggested that a councillor could represent and that she is happy to do so.

David Parham added that he has not received any information from HBC or HCC regarding the A3023 capacity, and pointed out that traffic flow does not define capacity. David stated that if answers are not given at the next meeting, the issue needs to be addressed. David

Hayward suggested that the item is best discussed at the next meeting following on from the discussion of the Bluetooth journey time data.

#### **4. Date of next meeting and any other business**

Cllr Wilson confirmed that the next meeting will be on 1 November where the main topic will be journey times.

David Parham suggested that an additional item is added to the agenda for the next meeting to discuss traffic flow and count.

#### **ACTION – Jennifer Parkin to add additional item to the next agenda.**

Cllr Wilson pointed out that Linda's statement had been circulated just prior to the meeting for members of the group to take a look at.

Anne stated that a couple of weeks ago she rung the Beachlands Office and was told that they are open part time hours, and that they do not cover all council services. Anne asked the group what the two successful CIL bids were, which were briefly spoken about at the last Hayling Island Infrastructure meeting. Cllr Wilson confirmed that the two successful bids were for the Hayling Community Centre, and the Northney Coastal Path. The results of the 2017 bids would be determined at Full Council in February 2018.

It was agreed that the previous minutes were approved.

Peter Oliver asked what expectations there were over the traffic capacity on the island following new development. David Hayward reiterated that developers must demonstrate that no infrastructure network should be worse in the future as a result of development than it would otherwise have been due to the existing population and natural growth.

Mike Owens added that he understands infrastructure is planned alongside the Local Plan and asked about housing windfall. David Hayward confirmed that the housing windfall analysis has recently been updated and is now online and analyses likely windfall rates in each area of the Borough.

#### **5. Close.**