

HV01/B – Response to Comments of Hoveton Parish Council on Provision of Drainage Infrastructure Associated with Proposed Allocation

FW Properties

13th February 2024

Introduction

FW Properties are the developers who intend to build out the proposed allocation at Tunstead Road, Hoveton (HV01/B). FW Properties has previously developed a residential scheme at Churchfield, Hoveton.

FW Properties is aware of a number of concerns raised by Hoveton Parish Council in relation to the proposed allocation and specifically drainage infrastructure related matters.

It is aware of these concerns following review of the Parish Council's Hearing Statements which are available on the Examination website and from attendance at a public meeting in Hoveton on Wednesday 7th February. The provision of suitable drainage infrastructure is important to FW Properties and the provision of this infrastructure appears to be one of the main concerns of the Parish Council.

It is considered helpful to the efficient running of the Hearing that written comments are provided on this technical matter to the Inspector, in advance of the Hearing session on Thursday 15th February where the proposed allocation of the site will be considered. A copy of the note is also provided to North Norfolk District Council.

FW Properties attended the Hearing session on Tuesday 23rd January at which a number of other non-site specific matters were raised, including the duty-to-co-operate and cross boundary working with the Broads Authority. These matters were discussed at the Hearing Session and the note does not seek to address those points, however oral representation can be provided by parties on the 15th, as required.

Local Plan Policy Position on Drainage Infrastructure Associated with HV01/B

Before addressing the Parish Council's concerns associated with drainage infrastructure provision, it is helpful to set out the local plan policy position to be discussed on the 15th.

The up-to-date position on drainage requirements associated with the site is found by review of the Submission Draft Local Plan and examination library document A5.11 Appendix K: Schedule 4 - Schedule of Proposed Additional Minor Modifications.

The submission version Local Plan included the following criteria relating to foul drainage:

“8. Provision of a site-specific Water Catchment and Foul Water Drainage Strategy prior to the commencement of development and be aligned with a wider catchment strategy produced by Anglian Water and ensure there is no adverse impact on the integrity of the Broads SAC/SPA;

9. Enhancement to sewerage infrastructure should be undertaken prior to the first occupation of any dwelling to prevent detriment to the environment and comply with Water Framework Directive obligations;”

Criterion 8 was then updated in the proposed Main Modifications document A5.11 to provide more specific information on the requirements associated with the site. Furthermore, Anglian Water has confirmed that the proposed upgrades at Belaugh are one of its top priorities and these works are scheduled to commence shortly with a new award of government funding earmarked for this.

A screenshot is provided below of the modification for clarity on the amendment put forward by North Norfolk District Council:

<p>Amend criteria 8 of policy to the following:</p> <p>8. Provision of site-specific water catchment and foul water drainage strategy prior to the commence of development . <u>Incorporating new pipe work to the north of the allocation and Brooke Park that includes direct foul water drainage connection to Belaugh WWTW in agreement with Anglian Water and</u> prior to commencement of development to be aligned with the wider Anglian Water a wider catchment strategy produced by Anglian Water and <u>and network improvements and to</u> ensure there is no adverse impact on the integrity of the Broads SAC/SPA.</p>
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A Statement of Common Ground dated December 4th 2023 between FW Properties Ltd and North Norfolk District Council confirms FW Properties acceptance of the amendment and the policy requirement incorporated in criterion 9.

Response to Matters Raised by Hoveton Parish Council in Relation to Site HV01/B and Drainage Related Infrastructure

It is understood from review of the Parish Council’s Hearing Statement and also from attendance at a public meeting on February 7th that the Parish Council’s concerns around drainage infrastructure associated with the site’s development can be summarised as follows, with these concerns then addressed below that:

- The costs of providing the drainage infrastructure i.e. the new pipe to Belaugh WWTW may be in excess of that which the Parish Council considers FW Properties has specified, with an alternative figure of £2m stated at a public meeting.
- Concerns that pipe infrastructure would be completed after properties have been completed and occupied.

- Concerns that the S106 money will be used to fund the cost of the new pipe to Belaugh WWTW

In response, FW Properties notes that:

In relation to cost of infrastructure provision, FW Properties has engaged directly with Anglian Water on this matter.

Correspondence from a Pre-development Senior Engineer at Anglian Water (Appendix 1 to this noted) dated 15th July 2021 considered costs associated with three options to deal with foul drainage from the site.

Option 3, which is the option included in the most up to date policy position, was costed at £415,192. In addition to this cost, a follow-on email from the Senior Engineer set out an additional Infra-Charge calculation of £31,777.50.

FW Properties has increased the costs specified by Anglian Water to £600,000 to allow for inflation and a contingency.

Copied in on the 2021 correspondence to FW Properties is a Director / Engineer at Rossi Long who is retained to advise FW Properties on this site.

FW Properties can confirm that the site is a viable one for development, when all infrastructure costs associated with the policy included.

In relation to the timing of provision of the new drainage infrastructure FW Properties notes and has confirmed via a Statement of Common Ground completed with North Norfolk District Council it's acceptance of the policy requirement (criterion 9) which states: *"Enhancement to sewerage infrastructure should be undertaken prior to the first occupation of any dwelling to prevent detriment to the environment and comply with Water Framework Directive obligations;"*.

It would expect that in addition to this clear and detailed policy requirement, a planning condition which reaffirms this requirement would also be applied to a planning approval.

FW Properties notes the importance of this matter and on that basis, there are clear planning controls to ensure that no dwellings are occupied prior to the delivery of this infrastructure.

In relation to the capacity of Belaugh Waste Recycling Centre (WRC) to receive additional drainage, FW Properties notes the correspondence (also in Appendix 1) received from Anglian Water in February 2024 which states that:

"The latest reported data (for 2023) indicates that Belaugh WRC is operating within its hydraulic (DWF) permit; as it has for the past five years. On the basis of the highest reported annual value over this period, the data indicates a permit headroom of at least 100m³/day, which is broadly equivalent to 280 domestic dwellings."

Conclusion

FW Properties notes the concerns from Hoveton Parish Council in relation to infrastructure provision associated with HV01/B.

However, it considers that the matter of infrastructure provision for foul drainage has been fully considered by its appointed engineers, Anglian Water and North Norfolk District Council, leading to the proposed allocation and draft policy which includes detailed wording around foul drainage infrastructure provision.

It is noted that Anglian Water has been an active participant in the Local Plan consultation and examination process and has submitted a number of Hearing Statements. Whilst Anglian Water has commented on other sites it has made no further comment in relation to the proposed allocation at Hoveton. The new infrastructure provided will help to increase existing infrastructure capacity, which is a matter, identified in the Parish Council's response.

FW Properties acknowledges requirements of the proposed allocation policy relating to drainage infrastructure and has confirmed these in a statement of common ground with North Norfolk District Council.

Appendices:

Appendix 1 – Correspondence from Anglian Water dated July 2021 and February 2024

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July 2021 Correspondence from Anglian Water

From: [REDACTED]
Sent: 15 July 2021 10:58
To: julian@fw-properties.com; Jack Trutch (jack@fw-properties.com) <jack@fw-properties.com>; mike.lloyd@rossilong.co.uk; [REDACTED]

Subject: Hoveton - Tunstead Road developments: S98 rising main options
Morning all

Further to our last meeting I've compiled cost estimates for an off-site rising main, from the western boundary of the development site to the POC. Diverting the existing 90mm NB rising main from the unadopted Stalham Road pumping station (HOSRSP) to the western boundary of the development (the *on-site* section) would be undertaken by the developer.

I've considered three options for the off-site main:

1. Connection into the existing rising main from Tunstead. Approx. 1138m
2. Connection to the existing gravity sewer in Belaugh Road. Approx. 1490m
3. Connection at the inlet to Belaugh WRC. Approx. 1975m

See attached plan

A route crossing the railway line is common to all three options. The indicative pipeline routes follow established roads/tracks and field boundaries where possible.

Estimated CAPEX:

Option 1: £264,930

Option 2: £340,600

Option 3: £415,192

Areas of uncertainty:

Option 1 is less certain due to the current demand on the rising main from Tunstead. It may be possible to reduce this demand and create the necessary headroom but this cannot be determined with confidence at this time

Additional consideration:

As **Option 3** would effectively by-pass the existing sewerage network, the Infrastructure Charge for the new development would be waived.

Regards

[REDACTED]

Pre-development Senior Engineer

Development Services

Anglian Water Services Limited

Thorpe Wood House, Thorpe Wood,

Peterborough, Cambridgeshire, PE3 6WT

Tel. 07929786955

www.anglianwater.co.uk

February 2024 Correspondence from Anglian Water

From: [REDACTED]
Sent: Tuesday, February 13, 2024 9:46 AM
To: Jack Trutch <jack@fw-properties.com>
Cc: [REDACTED]
Subject: RE: Land Off Tunsted Road, Hoveton - STW Capacity

Sorry Jack, I'm afraid I've developed something of a backlog of emails and missed this.

The latest reported data (for 2023) indicates that Belaugh WRC is operating within its hydraulic (DWF) permit; as it has for the past five years. On the basis of the highest reported annual value over this period, the data indicates a permit headroom of at least 100m³/day, which is broadly equivalent to 280 domestic dwellings.

Regards

[REDACTED]
Pre-development Senior Engineer
Development Services

Anglian Water Services Limited
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Tel. 03456 066087 *then select Option 1*
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