

Dear Louise,

Andrew Leeder and I attended the Hearing session concerning Matter 4 on 23rd November last and we were surprised and concerned to hear Ms Reese of the Environment Agency suggest to the Inspectors that the issue of foul water capacity constituted a potential problem when considering the delivery of the proposed development at Long Stratton. Our clients have requested that we submit a short note to the Inspectors to underline the fact that there are no infrastructure considerations which will prevent the delivery of 1,800 dwellings and a bypass at Long Stratton.

In our statement on Matter 3c (HS26) and the Statement of Common Ground with GNDP (RF54), we set out a sensitivity assessment relative to the perceived foul water capacity issues raised in the Stage 2 Water Cycle Study (ENV4.4a and 4.4b). Our analysis showed that reduced water usage within new dwellings, specifically required by Policy CS3 of the JCS, will enable 1,800 dwellings to be constructed at Long Stratton without the need for a new discharge consent.

During the debate under Matter 8, GNDP's consultants, Scott Wilson, acknowledged that the calculations contained within the WCS represented a worst case position. We agree with their contention that at the time of preparing the WCS they were not in a position to evaluate wastewater calculations on the basis of lower water usage figures as these were not enforceable then. However, since the publication of the WCS, the Building Regulations have been amended, requiring all new dwellings to be designed to use 120 litres/head/day (internal use). This represents a significant reduction from the figure of 137l/h/d utilised within the WCS calculations. During the Hearing regarding Matter 8, AWS presented information on water consumption in relation to abstraction from Costessey and the related impact on the River Wensum which utilised calculations based on reduced water usage in new dwellings.

During the Hearing session regarding Matter 3c, the proposed development at Long Stratton was debated but participants did not challenge the soundness of the submitted JCS regarding foul water capacity issues at Long Stratton despite the Inspectors' invitation to address them on this issue. The debate under Matter 3c was intended to assess settlement-specific infrastructure issues and all relevant parties were present at that Hearing session, including Anglian Water and the Environment Agency. Our notes of that debate do not record the EA indicating that there was an impediment to development at Long Stratton in the context of foul water capacity.

We have noted the content of the letter from Natural England which has been given the reference RF85. We would wish to point out to the Inspectors that Long Stratton is not within the Norwich and Broads WRZ (WRZ8). The various calculations to be found in RFs 6, 14 and 62 refer only to WRZ8. Long Stratton is in WRZ7. The supply of water to Long Stratton comes from ground water at Bunwell which does not have an impact upon the River Wensum and, as a consequence, Long Stratton does not suffer from the perceived constraint arising at 2015.

Our clients wish to underline the fact that there are no infrastructure considerations which will prevent the delivery of 1,800 dwellings and a bypass at Long Stratton. We simply wish to reiterate the comments made in our earlier submission to the Inspectors. We acknowledge the Inspectors' Preliminary Conclusions at Appendix 3 to the Agenda for tomorrow's Hearing session. In particular, we have noted the Preliminary Conclusions at paragraph 8 of Appendix 3.

Our clients would be grateful if the above could be placed before the Inspectors for their information.

Yours sincerely,

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