

Forest Heath District Council

(This report is not a key decision. This report has been subject to appropriate notice of publication under the Council's Access to Information Rules)

Report of the Cabinet Member for Planning, Housing and Transport

**LOCAL PLAN
WORKING GROUP**

16 OCTOBER 2014

LOP14/021

RED LODGE WASTEWATER TREATMENT/SEWERAGE CAPACITY STUDY

1. Summary and reasons for recommendation(s)

- 1.1 At the Local Plan Working Group meeting (LPWG) on 30 October 2013, it was recommended that Officers commission an independent review with regard to waste water treatment capacity at Red Lodge to be able, in part, to qualify, (or otherwise), the position of Anglia Water as this was relayed to Members at this meeting.
- 1.2 This report presents the final version of the *Red Lodge Wastewater Treatment/Sewerage Capacity Study* and provides a summary of its main findings.

2. Recommendation(s)

- 2.1 That Members note the content of the *Red Lodge Wastewater Treatment/Sewerage Capacity Study* as presented at Appendix A.**

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3. Strategic priorities

- 3.1 The appraisal was produced as evidence in support of the SIR LP which in itself relates to all three priorities contained within the West Suffolk Strategic Plan, (2014-16).

4. Key issues

- 4.1 At the LPWG on 30 October 2013, it was recommended that Officers commission an independent review with regard to waste water treatment capacity at Red Lodge to be able, in part, to qualify, (or otherwise), the position of Anglia Water as this was relayed to Members at this meeting. On 10 March 2014, Officers appointed Hyder Consulting to undertake the independent review. The independent review is a technical and fact/evidence based document and therefore was not subject to public consultation. The Council will use the document during the preparation of the Local Plan and any policies informed by the Study will be subject to public consultation.
- 4.2 It was the intention that this independent review would be prepared in parallel with the Site Specific Allocations (SSA) Regulation 18 stage, and Single Issue Review (SIR) Regulation 19 stage, Local Plan consultations and Officers were to report back to a future meeting of the LPWG on the outcome(s) of this review.
- 4.3 It was also intended that the independent review would help to determine whether or not any amendments were needed to the phasing of development at Red Lodge as this appeared within the context of the consultation draft SIR, (Regulation 19 stage), LP document.
- 4.4 Officers received the final version of the *Red Lodge Wastewater Treatment / Sewerage Capacity Study* on 7th October 2014.
- 4.5 The key findings of this independent review are listed below for Members information as these appear within the conclusions section of the report (See Appendix– pp. 29-30):
- The 2021 embargo, (on development), is no longer required in terms of compliance with volumetric discharge consents/water quality targets,
 - The 2021 embargo is no longer required in terms of WRC hydraulic/process capacity,
 - The sewerage network capacity is not considered to present a constraint to the proposed development, (as identified within the emerging SIR LP), and does not warrant a 2021 embargo on further development,
 - The current proposed trajectory, (as identified within the emerging SIR LP), offers sufficient timeframes for AWS to assess, investigate, design and commission additional capacity post 2021 as required.

5. Other options considered

- 5.1 Not applicable.

6. Community impact

- 6.1 The 'Submission' version of the SIRLP document will be subjected to consultation alongside its requisite Sustainability Appraisal, (SA), and Habitats Regulation Assessment, (HRA). It is hoped that the study itself will provide confidence that the SIR LP housing allocations and phasing of delivery for Red Lodge are deliverable/sustainable.

7. Consultation *(what consultation has been undertaken, and what were the outcomes?)*

- 7.1 The preparation of the SIR is an iterative process. A previous round of consultation on the 'Issues and Options' took place between 31 July 2012 and 25 September 2012. The responses received during this period of consultation were subsequently considered by Officers and Members, (LPWG meeting 4 July 2013), and were used to inform the 'Submission' draft document. The Core Strategy, of which replacement Policy CS7 will form part, was subject to consultation in 2005, 2006, 2008 and 2009. The document was finally adopted in May 2010.

8. Financial and resource implications *(including asset management implications)*

- 8.1 The SIR document's preparation, (including this study), can be delivered within the planning service budget for 2014/15.

9. Risk/opportunity assessment *(potential hazards or opportunities affecting corporate, service or project objectives)*

- 9.1 Failure to proceed with the SIR document's preparation through to adoption will leave the Authority with an incomplete Core Strategy, leading to less control over planning matters across the district.

10. Legal and policy implications

- 10.1 The Planning and Compulsory Purchase Act, (2004), requires Forest Heath DC to prepare and keep an up-to-date Development, (Local), Plan. An effective Development, (Local), Plan is essential for the continuation of an effective planning service.

11. Ward(s) affected

- 11.1 All wards are affected by the provisions of the SIR. Red Lodge is the focus of the study itself.

12. Background papers

- 12.1 None.

13. Documents attached

- 13.1 Appendix A – Red Lodge Wastewater Treatment/Sewerage Capacity Study