

## **Covering Note for Wastewater Treatment Works Application Validation**

Dear Andrew,

Thank you for your time on the call on the 21<sup>st</sup> May 2024, to help address your comments we have put together a document that we believe will help to address your comments on the Wastewater Treatment Works (WwTW) application.

### **Site Location - Description**

We are happy for the site location name to be amended to “Land to the northwest of Dobbs Beck, accessed from North Walsham Road”

### **Site Location Plan**

Please see Appendix One for the updated Site Location Plan, including the point of discharge.

Please see Appendix Two for the plan outlining the location of the WwTW with the wetland and the associated rising main that will all be adopted by Severn Trent Connect as part of the utility strategy for the Beeston Park development.

### **Statement of Community Evolvement**

I can confirm that Quinn Estates on behalf of Stretton Beeston Ltd have engaged with Broadland District Council and Norfolk County Council regarding Beeston Park and the wider WWTW and wetland developments required to facilitate delivery and achieve Nutrient Neutrality. Further, the strategic infrastructure Reserved Matters application (20180708) was widely consulted on and included a Nutrient Neutrality Mitigation Strategy that relies upon the delivery of a WWTW and wetland. Detailed meetings to discuss this strategy were held with Natural England.

A meeting was held with local councillors that took place on 5<sup>th</sup> March to update on the progress of the Beeston Park proposals, including the proposed wetland and WWTW.

Extensive discussions have also been held with the landowner of the surrounding land.

Ongoing discussions with Broadland District Council have taken place over the last 2 years.

### **Airport Safeguarding Statement**

In accordance with the adopted Minerals and Waste Plan and Policies Map the proposed Waste Water Treatment Works (and separate wetland) are both located outside of the areas designated for Bird Strike and for consultation with Norwich Airport on all development.

No withstanding this we have also provided further information to assist with the assessment of the application. Please see Appendix Three.

### **Climate Change, Energy Statement, Renewable Energy and Sustainability Statement**

The primary opportunity for energy recovery with any WwTW is through the generation and capture of biogas for generation of electricity through Combined Heat and Power (CHP) engines or recovery of biogas for direct injection of gas to grid.

There is limited opportunity to harness this potential at the proposed WwTW, since this would require sludge digestion facilities on site. These types of facilities are usually incorporated on much larger sites in excess of 50,000 PE or through centralised sludge treatment facilities that process sludge from a number of treatment works. The area allowed for the WwTW is too small

to accommodate this type of energy recovery plant. The sludge generated from the proposed WwTW will however be transferred to a central sludge treatment facility for the generation of biogas and utilisation in CHP engines by others.

The detailed design of the treatment works will seek to minimise energy consumption through efficient hydraulic design and the specification and selection of energy efficient plant and equipment. The design will be developed to minimise the need for pumping and associated energy consumption.

There is insufficient potential thermal energy within the treatment liquids to meet the heat needs for the entire development; however, thermal energy could be extracted and positively contribute to a centralised district heating system. If such a system were implemented at the WwTW, extracting thermal energy would not cause harm to the treatment processes.

If you require any further information this can be dealt with via planning condition that would require details to be submitted for approval prior to the commencement of above ground works.

### **Dust Impact Statement**

Please see Appendix Four for our Dust Impact Statement. It is suggested that if any more information is required regarding the Dust Impact Protection Measures be secured through planning condition.

### **Foul Sewerage and Utilities Assessment**

Regarding the Utilities information, we have confirmation from Severn Trent Connect that their requirement is for a 265 KVA supply, this will give us a buffer for any changes at the detailed design stage and an element of future proofing too.

We have therefore arranged this connection from UK Power Networks that this can be delivered without the need for a substation in the compound.

Anglian Water has also confirmed that they can provide a potable water connection to the site cabin, which will have a single shower and sink. The connection can be made to a local main that will meet the requirements from Severn Trent Connect being *“water supply to a minimum of 2 litres / second at 4 bar pressure”*

Regarding foul sewerage please see the updated FRA document in Appendix Six. For avoidance of doubt the application is seeking to deliver a new network, controlled by Severn Trent Connect acting as a NAV and there is no connection to the existing Anglian Water Foul network proposed.

### **Health Impact Assessment**

The proposed development seeks to deliver a highly efficient new Waste Water Treatment Works that will secure an Environment Agency discharge Permit that is to a significantly higher standard than that currently operating in the area, and indeed to a level that significantly exceeds the TAL 2030 requirements of the Environment Act. As such, the proposal will have a significant benefit in ensuring Nutrient Neutrality can be achieved for the Beeston Park development and the proposal has no impact on the Norfolk Broads Protected sites.

The building design is functional in nature however utilises biological processes and has been designed to minimise energy use, water use and waste. The application is supported by detailed odour, noise and air quality assessments that demonstrate there is no impact on health.

During the construction phase of the development, there will be strict Health and Safety regulations abided by the construction team on-site to minimise the potential risks associated with the construction of the WwTW.

During the ongoing works on site by Severn Trent Connect the workers on site will have adequate training in how to operate and work in the environment.

The WWTW has been deliberately located away from nearby houses and receptors, close to an existing WWTW (Rackheath).

### **Nutrient Neutrality Assessment**

With there being no overnight accommodation at the WwTW, a Nutrient Neutrality Assessment and Mitigation Strategy (NNAms) is not required.

Please however see attached Appendix Five – the NNAms that has been agreed for Beeston Park, together with the s106 that secures the requirements of the assessment to ensure Nutrient Neutrality is achieved.

### **SUDS statement**

Please see Appendix Six update to the submitted FRA.

### **Transport Statement**

Please see Appendix Seven

### **Lighting Scheme.**

No flood lighting will be required, with task specific lighting only to be installed.

It is suggested a planning condition can require details of lighting to be submitted and approved by the County Council prior to the first use of the WWTW.

### **Arb Impact Assessment**

We can confirm that no trees are impacted by the proposed development. Please see Appendix Eight.

I trust the above and attached information is sufficient and proportionate to allow the application to be validated.

Please contact me if you have any further questions that need to be addressed,

Yours Sincerely

Ben Geering MRTPI

Development Director

Quinn Estates

