Sewerage

Positively Prepared?

PP37 is a strategic housing allocation of 850 homes representing nearly 5% of the entire new housing provision within the Local Plan. To meet the positively prepared test, it therefore requires well evidenced assessment of suitable sewerage infrastructure provision, supported by the relevant sewerage undertaker with an identified means of delivery. However, the Plan provides no clarity as to who will provide the infrastructure; what the technical solution will be; whether it can meet the required environmental permitting limits; who will pay the capital investment costs; and who will pay the ongoing operational and maintenance costs.

Justified?

There are significant conflicts between various documented statements in the Local Plan Evidence Base regarding sewerage provision for site PP37. These are not adequately explained or resolved. This calls into question whether the inclusion of PP37 within the Local Plan has been adequately justified.

Effective?

The lack of clarity over the proposed technical solution, ownership and funding of suitable sewage provision creates serious uncertainty regarding deliverability. Information provided to Langham Parish Council in 2024 by the existing sewerage undertaker (Anglian Water) at a meeting with our MP identified likely WRC upgrade costs of over £6m to restore DWF permit compliance for the existing catchment housing stock, even before considering the additional impact of 1,000 new catchment homes (850 in PP37 + 150 in PP26) proposed in the new Local Plan. The large but currently unquantified costs are likely to further threaten the commercial viability of the PP37 site (already assessed as marginal in the Newmark Viability Report).

Compliant with NPPF?

The lack of clarity over the proposed technical solution, ownership and funding of suitable sewage provision fails to provide realistic alignment between growth and supporting infrastructure, in contravention of NPPF paras 11 and 35.