Joint Position Statement on Development in North Fambridge

Prepared by Anglian Water Services, the Environment Agency and Essex County Council (Lead Local Flood Authority)

January 2014.

This statement has been prepared to support Maldon District Council in their decision making on development in North Fambridge

Background

Water Recycling
North Fambridge is in the catchment of the Latchingdon Water Recycling Centre (formally referred to as Wastewater Treatment Works). Latchingdon is located approximately 6km north east of North Fambridge. This Water Recycling Centre (WRC) contributes loads to the small downstream watercourse and then the Blackwater Estuary, which is part of the Essex Estuaries Special Area of Conservation and shellfishery.

A high quality water environment is an integral part of the natural environment, providing a good habitat for plants, animals and quality of life benefits for local people. Water resources and a high quality water environment underpin economic development, by providing water for households, industries, agriculture, recreation and tourism. As a minimum, our objectives are to ensure that there is no deterioration in water quality in the water environment and that the water quality thresholds set out in the Conservation Objectives for the European protected site in the estuary and those of the shellfish water continue to be met.

Latchingdon Water Recycling Centre (WRC) has been considered to be at flow capacity by both Anglian Water (AW) and the Environment Agency (EA), as presented in Maldon District Council’s Scoping Water Cycle Study (Entec, March 2010). Latchingdon WRC had been identified as needing an increased dry weather flow (DWF) consent following a flow compliance review. The proposed increase was to reflect the existing flow conditions, with any subsequent 'headroom' provided solely for seasonal variations in the flow. Any further increase in the fouls treated at Latchingdon WRC is unlikely to be looked upon favourably in order to minimise nutrient loads to the Blackwater Estuary.

There is an alternative Water Recycling Centre at South Woodham Ferrers, which is located approximately 4km west of North Fambridge. The WRC lies within Chelmsford Borough Council and serves East Hanningfield, Rettendon and South Woodham Ferrers. The Chelmsford Water Cycle Study, Phase 2
Technical Report (May 2011) indicated there was sufficient capacity to serve the proposed modest growth in the Chelmsford Borough without the need for revised consent or upgrades.

**Foul Network**
North Fambridge is served by a foul only sewerage network including two pumping stations located at The Avenue and Franklin Road.

**Surface Water**
There are no public surface water sewers in the vicinity. There is on going issues relating to surface water disposal. Investigations have found that there are a significant number of surface water connections into the sewer designated for foul only flows (26 properties in Franklin Road) that on occasions of heavy rainfall are having an adverse affect on the system. Ditches that historically provided for natural run off have become blocked, inaccessible or filled in.

**Current Situation**

**Latchingdon Water Recycling Centre**
The most recent data shows that a revision to the consented DWF is necessary to accommodate further growth. Consequently, substantial process enhancements at the WRC would be needed to create capacity and to achieve the anticipated requirements of a revised consent.

**South Woodham Ferrers Water Recycling Centre**
The recent data indicates that South Woodham Ferrers WRC has sufficient capacity to accommodate both the growth in North Fambridge and in the Chelmsford Borough. There would be no need for a revised permit or upgrades to the works. This would therefore be the preferred and most sustainable treatment option.

**Foul Network**
The current network does not have the capacity to accept the further growth indicated. Options for taking additional flows from North Fambridge have been considered based on the total growth proposed, which includes the allocation in the Local Development plan of 75 units, a recent application awaiting decision of 30 units and a recently refused application for 37 houses where an appeal may be submitted.

The assessment has been based on:
a) taking flows to Latchingdon WRC  
b) taking flows to South Woodham Ferrers WRC.

To enable option a, the network will need to be upgraded. This will require a new pumping station and approximately 6km of rising main. The anticipated capital cost is £2,573,616.

To enable option b, the network will need to be upgraded. This will require a new pumping station and a 4km of rising main. It is also expected that a storage tank maybe required. The capital cost predicted in the region of £2,088,647.

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Any cost calculations provided within the report are estimated only and may be subject to change.

**Surface Water**

Maldon District Council, Anglian Water, North Fambridge Parish Council and Essex County Council continue to work together to resolve the existing issues. Anglian Water in partnership with Essex County Council will endeavour to carry out further work to be completed by the end of this financial year to:

- establish the effect of surface water removal from the foul system
- endeavour to establish the natural surface water flow routes in North Fambridge

A factual report will be presented to provide recommendations and guidance.

A sustainable drainage system to resolve the current issues of surface water drainage is the preferred option, however if this is found not to be feasible, the installation of a surface water sewer may be an option to consider if funding could be found. Anglian Water will advise and vet any surface water sewer design submitted to serve the existing properties in North Fambridge with a view to adoption of the sewer once it is installed.

**New growth- recommendations to manage flood risk:**

1. No new surface water connections to combined and foul sewers.
2. Removal of existing surface water connections from combined and foul systems. Evidence that the developments had followed the surface water management hierarchy will help to ensure infiltration is considered ahead of maintaining connection to sewers.
3. Understand exceedance of existing and proposed surface water management measures and safeguard/design flow routes reinstating natural pathways, where possible. Should the rainfall extent exceed the capabilities of the surface water systems, this will help to ensure properties are protected and urban design of public open space considers the potential flows of surface water.
4. Development should seek to reduce flood risk to the site and third parties.
5. Early engagement is key to ensuring adequate surface water management measures are included.
6. Particular consideration must be given to development in areas where there is high water table.
7. Maintaining existing surface water drainage features, such as ditches, to ensure there are opportunities for surface water to be attenuated and disposed of away from sewers.

All parties are keen to ensure the water infrastructure and flood risk is adequately considered upfront without unduly blocking development, whilst continuing to safeguard Habitats Directive sites, and meet the objectives of Joint Position Statement on Development in North Fambridge
the Water Framework Directive.

Developers will need to engage with relevant parties in order to identify and progress solutions, indeed Anglian Water and the Environment Agency actively encourage pre-application discussions. We are committed to work with all parties to progress solutions to enable development in North Fambridge.

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