

## **Updates from Orwell Housing relating to the development of 12 houses below Manor House Farm Estate DC/18/1311/FUL**

### **15th March 2019**

The current proposal is for any hard-standing areas of shared access road and private driveway to be laid with permeable paving. The surface water roof runoff will also be directed to permeable paving or into soakaways located in individual gardens. All foul drainage will be directed to a pumping station on the corner of the site and further directed towards an Anglian Water treatment plant off site.

Our planning permission requires us to demonstrate how we will deal with surface water and storm water during the construction period. The LPA will also need to approve the site drainage design, in accordance with Sustainable Urban Drainage Systems, prior to these properties being occupied.

We are currently in the tender process in order to procure our contractor and, once appointed, these designs will continue to evolve under a Design & Build Contract.

### **20<sup>th</sup> March 2019**

The funding is in place for the eight affordable units, and these do have the same mix as originally designed. Plots 1 & 2 are affordable rented bungalows and plots 3-8 are shared ownership houses. Our private development arm, Orwell Homes, is in the process of securing funding in which to develop the 4 outright sale plots. Given the current uncertainties in the housing market, Orwell Homes are just reviewing whether to proceed with these at this time. The approved design does still include a footpath to the front of our site. The planning approval was subject to a S106 and nomination agreement which details the allocation for the affordable homes and the local connection required.

The approved planning permission contains two conditions (29 & 30) that specifically relate to the landscaping of the site. Once our main contractor is appointed they will progress the discharge of these conditions and this will entail submission of precise landscaping details for the LPA to approve. Orwell's Head of Estate Services will also look at this in detail to make sure he's happy that the appropriate planting is being included.

Our current plan is to build the site out in one phase, but this will be subject to Orwell Homes' approval and funding on the outright sale plots. We are hoping to commence works in May and the build period will take approximately 12 months. Once we do start on site, we can update you on the actual programme provided to us.

At present, the foul drainage design is an on-site pumping station with a connection to the Anglian Water sewer north of the site. This does lie beneath the road and we have therefore taken into account that we will need traffic management to carry out this work. The designs for this will continue to evolve once we have a contractor on board, but this

appears to be our only solution to foul drainage at present. We will of course keep you updated nearer the time.