



Pre-Development Team
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Our Ref: - HRL02791
17th April 2026

Dear Sir/Madam,

Re: 10 Barnard Road, Norwich – Food Store Planning Application Ref: 23/01615/F
PINS Ref: {PINS}3375696

We are writing to you in response to your consultation response, dated 1st April 2026, to the above planning application, which your reference is 210534/1/0239101. This response is provided in connection with the appeal that our client has lodged against the refusal to grant approval of the application referenced above and is in advance of the Public Inquiry due to be held on the 12th May 2026.

We accept your proposed commentary and suggested condition in relation to Surface Water Disposal as set out within Section 4 of your response and are comfortable that a suitable drainage strategy can be designed and submitted to discharge the proposed condition.

With regards to foul water we note that you have raised two items, Section 2 – Wastewater Treatment and Section 3 – Used Water Network.

Within Section 2 you have identified that the Whitlingham Trowse Water Recycling Centre “lacks the capacity to accommodate the additional flows generated by the proposed development”, but that improvements are planned to this centre between 2025-2030. On this basis the below condition has been proposed within your response.

Condition: Prior to occupation written confirmation from Anglian Water must be submitted confirming there is sufficient headroom at the water recycling centre to accommodate the foul flows from the development site. This condition shall cease to have effect if the development is first occupied after April 2030.

Within Section 3 you have identified that the Trowse-Norwich Main SP which the site foul flows pass through “currently exceeds the acceptable spill count”, but that improvement works are due to be delivered by mid-2027. On this basis the below condition has been proposed within your response.

Condition: Prior to the occupation of any part of the development, written confirmation must be submitted to and approved by the Local Planning Authority from Anglian Water, confirming

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that the necessary network upgrades have been completed and that the foul flows from the development can be accommodated without causing a detrimental impact on the environment.

In response to the above, we note that there is an existing building on the site which has and continues to operate. This building generates foul flows which drain through the Trowse-Norwich SP into the Whitlingham Trowse Water Recycling Centre and utilises some of the current capacity of each.

The proposed development comprises the demolition of the existing building and replacement with a new supermarket building on the site. This redevelopment will stop the existing foul flow off site and replace it with a new flow. We have undertaken an assessment of the anticipated current flows and compared these against the proposed flows post development.

The enclosed floor plan of the existing building identifies 13 WCs, 7 urinals, 19 sinks and a shower. Whilst not specifically indicated on the plan there is also a commercial kitchen within the building. The table below sets out the anticipated discharge units for the existing building excluding the commercial kitchen on the basis we do not have the specification of the various appliances.

Appliance	Total Number	Discharge Units	Total Discharge Units
WC	13	1.5	19.5
Urinal	7	0.4	2.8
Sink	19	0.3	5.7
Shower	1	0.4	0.4
Total			28.4

Assuming a frequency factor of 1.0 based on the building being open to the public the current peak foul flow rate is calculated to be 5.3l/s.

The enclosed floor plan of the proposed supermarket identifies 3 WCs, 3 sinks, a kitchenette in the staff room and a bakery prep area with sink.

Appliance	Total Number	Discharge Units	Total Discharge Units
WC	3	1.5	4.5
Sink	3	0.3	0.9
Kitchen Sink	2	1.3	2.6
Kitchenette Dishwasher	1	0.2	0.2
Total			8.2

Assuming a frequency factor of 1.0 based on the building being open to the public as a conservative approach the proposed peak foul flow rate is calculated to be 2.9l/s. This indicates a betterment of 45% from the current peak flow to the proposed.

Whilst it is acknowledged that a new S106 connection application will need to be made for the proposed development the above assessment identifies that there is a significant net reduction in foul flows, not additional as indicated in the consultation response, from the site. This will lead to a betterment to both the Whitlingham Trowse Water Recycling Centre and the Trowse-Norwich Main SP, improving the current capacity issues at both locations ahead of the completion of the planned improvement works.

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We trust that the above is clear and acceptable and that you can confirm that the reduction in flow from the site through the development can be accommodated ahead of the planned improvement works and therefore remove your suggested conditions. If you require any further clarity please let me know.

In light of the Public Inquiry scheduled to open on the 12th May, we would be grateful for a response to this letter within the next 7 days and in any case before the 1st May.

Yours Sincerely,

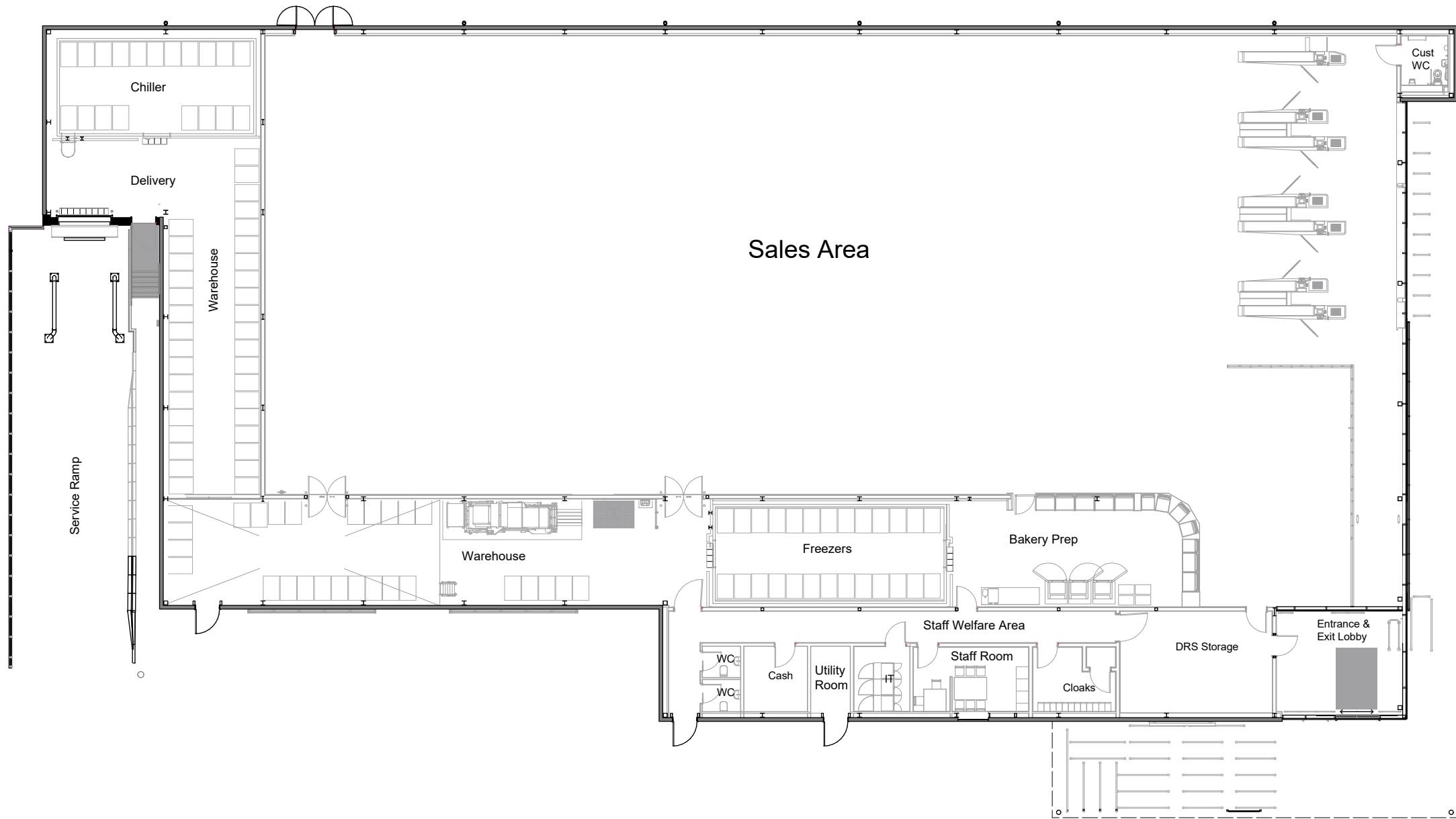
A handwritten signature in black ink, appearing to read 'M Wren', with a horizontal line underneath.

Mark Wren
Associate Director

Enc.
J0073959-25-05_Issue01 Floor Plans
19408-302-P-00 Proposed Ground Floor Plan

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P-00	ISSUED FOR PLANNING	18.10.23	DC	CW
Rev.	Description	Date	Drawn	Chk.

Client
Willaims Group

Project
Barnard Road,
Norwich

Drawing Title
Proposed Ground Floor Plan

Drawing Status
PLANNING

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Drawing No.
19408-302

Revision
P-00

Drawn	Checked	Paper Size	Scale	Date
DC	CW	A3	1:250	OCT 2023