

Suffolk Holistic Water Management Project

Felixstowe Peninsula Landowner Group meeting 7th July 2017 at Kirton

CONFIDENTIAL NOTES

NB. Any notes made public or given to the consultants will have names redacted and only reference letters used

Attendees:

Tim Darby	ESWAG	TD
Matt Hullis	Suffolk County Council (SCC)	MH
Giles Bloomfield	East Suffolk IDB	GB
Paul Bradford	project consultant	PB
Adrian Lawson	Landowner	AL
Michael Paul	Landowner	MP
Mike Hollingsworth	Landowner	MHo
Stuart Hollingsworth	Landowner	SH
Tim Jolly	Landowners	TJ
James Wood	Bidwells, for Trinity College Estate	JW
James Foskett	Landowner	JF
David Adams	Landowner	DA
Andrew Williams	Landowner	AWi
Henry Birch	Clarke & Simpson	HB
Glynn Prime	Prime Irrigation	GP
James Squire	Bidwells	JS
Alan Parken	Landowner	AP

Apologies

Bruce Kerr

Jane Burch (JB)

1. Review of notes of last meeting

TD confirmed current stated demand for water:-

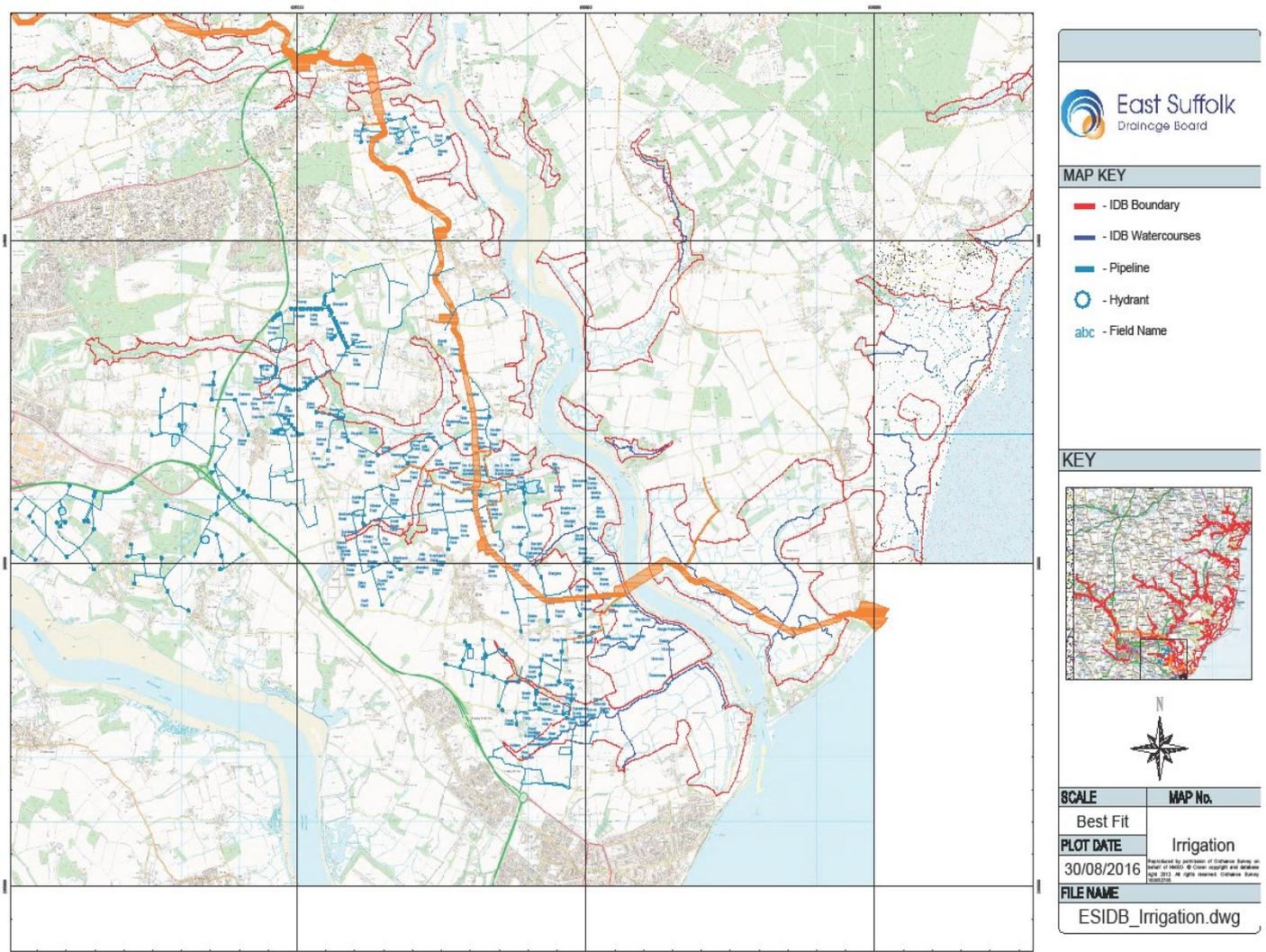
Landowner/user	Demand MI
	150
	50
	50
	50
	150
	145
	50
	150+
	20
	0
	20?
Total	835

There is unconfirmed interest from two further landowners for another 35 MI.

TD confirmed Anglian Water (AW) continue to be interested in excess supply but have not confirmed requirements as there are ongoing discussions with the Environment Agency.

2. Revised route.

TD outlined the revised route which will now follow the track from the current pump back towards Deben Lodge Farm before passing to the south of the farm house and buildings then approximately tracking along Back Road, Back Lane and on along Innocence Lane/Croft Lane until heading NNW along the road leading past Bucklesham School and on towards Brightwell. At a point just south of Dairy Farm, Brightwell the route heads NE towards Waldringfield Golf Club and then north towards Martlesham. The detail on these sections is still subject to confirmation with land owners, some of whom are not currently confirmed beneficiaries of the scheme.



Identified potential need to cross the EA One cable route at Waldringfield
HB to discuss in principle with EA One

The ownership of Waldringfield Golf Club has been established and TD has had initial discussions with the course designer who indicated a potential interest in the water available.
TD to continue dialogue.

Query over ownership of land near Newbourne Springs
AL to investigate and report back to TD

TD is aware of the gas main that crosses the route and has appropriate maps.
AW has spoken to tenant at Grove Farm, Chapel Road, Bucklesham, who is co-operative but awaiting confirmation of ownership contact details
AWi to pass details to TD

3. Update From EA - consenting

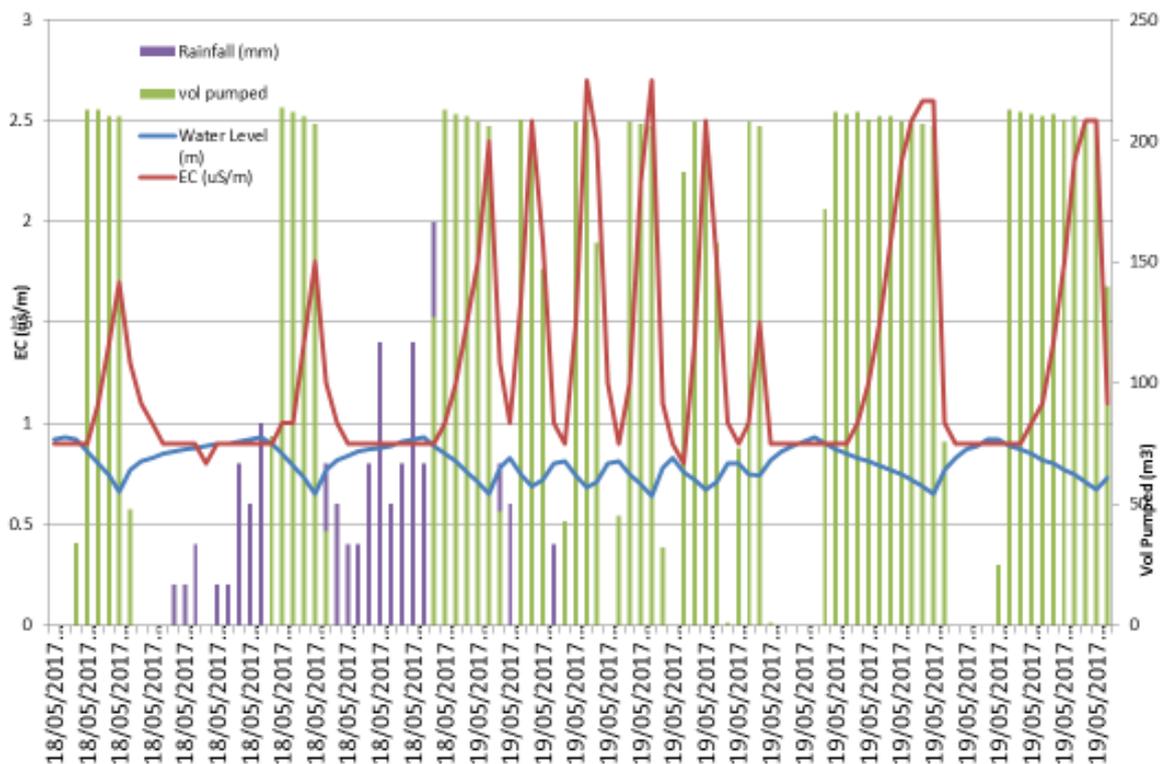
MH and JB met Charles Beardall (CB) and Jonathan Thompson (JT) at the EA last week to discuss abstraction charges related to this project. It was a positive meeting in that CB was very sympathetic to the outcomes of this project, but it seems there are some internal/legislative hurdles to overcome. CB has committed to working to investigate a number of avenues at a national level that would enable a cost effective and reasonable licencing regime to fit this project which suffers from being outside the scope of thinking at the time the regulations were conceived.

JB to push for a quick decision and report progress to TD

Aquifer recharge –was also discussed at the meeting. EA has no resources to assist us further – but asks that PB provides details of the proposal to review. JT will give PB guidance of what is required.

4. Salinity + Flow Data

PB presented the graphs below:



Salinity in graph above greater than 1 would be considered problematic for irrigation use.

It is noted that the salinity rises quickly as water is currently pumped and falls again when it ceases. PB proposed that the current pumping regime (high volume, short duration) actually draws saline water in via the sea wall leading to increased salinity. The proposed pumping regime (floating pump, lower volumes over longer period) should prevent the spikes in salinity. However, this may affect the model which has determined the total water available as it would have included the saline amount. PB suggested this could be as much as 10-15%. The new data-loggers installed recently should be able to give more clarity to this situation.

PB/GB to spec and fit flow monitoring weir at Kings Fleet overflow.

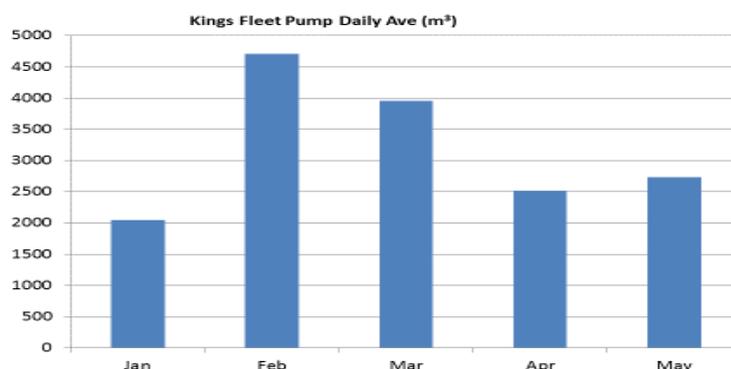
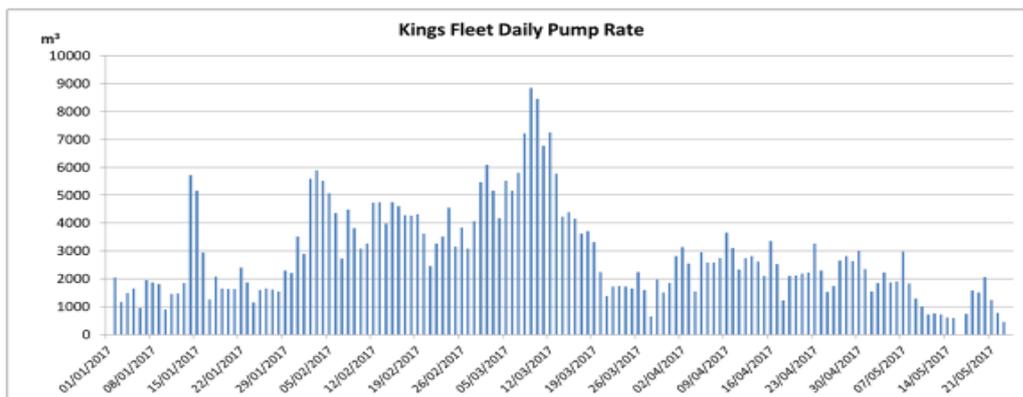
TJ emphasised the need to understand how this potential reduced volume may affect the currently understood frequency of 1:20 year risk of failure for the proposal. It was recognised this was a sliding scale as there would always be some water available even in extreme years.

PB suggested we needed 6 months of data as a minimum to feed into the current model and give the project an estimate of the potential impact.

PB to ask EA to re-run model & report findings to TD.

TD had recently taken some water samples for analysis from three points in the likely pump sump and found that surface water was within acceptable salinity limits.

AWi is currently drawing water from Kingsfleet and will share data with PB to feed into the model. Records of any other abstractions from the Kings Fleet should also be forwarded to PB. It was confirmed there are no other suitable sources of supply for the project.



5. Corporate Structure

TD presented options below:

Corporate structure.

3 Options

1. IDB are the builder and financier of the whole structure which will be paid for through a fixed and a variable charging structure set by IDB.
2. New company is formed and takes on the build seeking finance from IDB source and other alternatives such as grants. IDB would need to be a shareholder in this company. New co. would be owners at the end of the loan repayment.
3. New company which seeks finance from shareholders, loans and grants. No IDB involvement.

JF observed: the IDB has access to cheap longer term funding which is vital, it is important that all l/o have a vote, costs should be shared on the volume of water committed to, we should allow for inheritance and potential trading within the structure, IDB should capitalise all company costs – billing/management/maintenance etc.

Further observations included: the need for simplicity in the arrangements, the structure needs to allow for VAT reclaim, allow access to capital allowances and access to potential grant funding. To access the Public Works Loans Board finance an effective structure and governance will be required.

It was agreed that a mutual company was not feasible and that in a company limited by guarantee the shareholders should only be landowners.

TD to further develop a refined proposal and investigate learning from any similar projects.

6. Projected Costs

TD presented the slides below:

Project Initiation Costs

• Company set up	£ 2,500.00
• Shareholders agreements	£ 25,000.00
• Land referencing	£ 2,500.00
• Easements and registration	£ 20,000.00
• Leading and managing the above	£ 10,000.00
• TOTAL	£ 60,000.00

Project Planning Costs

• Route Completion	£ 5,000.00
• Environment Agency agreements	£ 1,000.00
• Preparation of tender documentation	£ 10,000.00
• Contingency	£ 4,000.00
• TOTAL	£ 20,000.00

The set-up costs were discussed and it was agreed that £100k for set up should be sought from interested parties. This equates to £120 per thousand cubic meters based on the current indication of up take. ESWAG, subject to their committee approval, are able to manage the set-up costs prior to the company being formed.

SCC to investigate other potential funding sources, IDB to manage any FDGiA funding.

Options for financing capital costs will be determined at a later stage.

Technology options will be decided by the company and included in a future specification.

JF estimated costs for whole project including running costs equate to £19 per acre inch, this assumes no additional funding or capital allowances. It also excludes requirement some may have to build further on farm storage. It is estimated 70% of water will be provide in the winter with the remainder in the summer.

It was proposed that the company should consider a 2 tier charging system that ensures capital repayments are covered in dry years. It was agreed that everyone should pay equally (based on water requirement) and those at the “end of the pipe” should not have to pay a premium for the additional pumping.

TD requested all parties consider the offer - a deadline of end of August for commitments in writing.

50% of the set-up costs would be required by Sept and a further 50% in November.

7. Next Steps

It was agreed for a small working group to be set up to further develop the details between quarterly meetings of the full group.

Working Group Members:

Tim Darby, James Foskett, Tim/Will Jolly, Henry Birch/James Wood, Giles Bloomfield, Jane Burch.

Next Meeting: Monday, 25th September, 9.00 am at Kirton Recreation Ground.