

28/8/14

Dear Alex,

Thank you for consulting Anglian Water on the Neighbourhood Plan for Earls Barton.

Anglian Water received a planning application in October 2013 for the development site named in the plan under policy EB.G1, 'The Grange'. In our response we stated that development on that site would lead to an unacceptable level of flooding downstream due to the increase in foul flows on the sewerage network. We requested that a condition in relation to the preparation of a foul drainage strategy be added should planning approval be granted. Please note that this planning application is still undecided.

Please see below some high level comments for your consideration.

Potable Water

Anglian Water promotes the use of water efficiency measures and we would be keen for this to be included within the document. Water infrastructure provision will be dependant on location and scale of the development and contributions for upgrades or strategic schemes will be obtained through provisions in the Water Industry Act 1991 and will not be required to form part of the CIL provisions.

Water Recycling Centre Capacity

The used water flows generated from any future growth will have an impact on Great Billing Water Recycling Centre (WRC) formally known as Sewerage Treatment Works.

As part of our statutory obligation, any required upgrades to the WRC will be funded by Anglian Water but they will need to be planned and funded through our 5 year business plan, approved by our economic regulator Ofwat. However, we would want to work with you regarding the timing of development to ensure development does not come forward prior to confirmation of available capacity at the relevant WRC.

Sewerage Network

The used water flows from future growth will have an impact on the existing used water network. The used water infrastructure requirements will be dependant on the location, size and phasing of the development. All sites will require a local connection to the existing sewerage network which may include network upgrades. Upgrades will be funded by developers through the provisions of the Water Industry Act 1991 and will not be required to form part of the CIL provisions.

We would want the document to clearly state that a used water drainage solution will need to be identified and implemented prior to occupation. This should be at a strategic level to avoid a piecemeal approach to development.

Surface Water and Flood Risk

Appropriate management of flood risk and the consideration of climate change is critical for long term resilience. Whilst fluvial flooding is a significant constraint to the location of development, other forms of flooding such as surface water should be a consideration.

All developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). We would wish to see that all developments should adhere to the surface water management hierarchy outlined in Part H of Building Regulations with disposal to a surface water sewer seen as a last resort. Under no circumstances will surface water be permitted to discharge to the public foul sewerage network.

Any brownfield sites marked for redevelopment must take the opportunity to completely remove or significantly reduce any surface water flows currently discharging to the surface water network. The demolished site should be, where practical, treated as if it was greenfield. Brownfield sites must still follow the surface water management hierarchy to determine whether infiltration techniques or a connection to a watercourse can be utilised prior to the consideration of a connection to a public surface water sewer.

Protection of our assets

Where there are sewers crossing the site, the site layout should be designed to take these assets into consideration. The existing infrastructure is protected by an easement and should not be built over or located in private gardens as access for repair and maintenance will be restricted. The sewers should be located in the highway or in public open space. All sites will also need to be a suitable distance from our pumping stations and Water Recycling Centres. Further details can be found at <http://www.anglianwater.co.uk/developers/planning/encroachment.aspx>

Pre Planning Service

Anglian Water offers a pre planning service which includes a capacity check to determine the impact of a proposed development. We will work with the customer during this process to develop foul and surface water (where applicable) drainage solutions which will not cause a detriment to our existing or future customer. We would encourage the prospective developer to contact us at the earliest convenience to discuss drainage proposals to serve the development. Details regarding this service can be found at <http://www.anglianwater.co.uk/developers/pre-planning-service-.aspx>

Anglian Water are keen to continue engaging with you on Neighbourhood Plan consultations.

Do not hesitate to contact me should you wish to discuss this response further.

Kind Regards,

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