

Reg 13 Homes England

From: Reg 13 Anglian Water
Sent: 10 June 2020 14:54
To: Reg 13 Homes England
Cc: Reg 13 Anglian Water, Reg 13 Anglian Water
Subject: Re: EA response - NORTHSTOWE PHASE 3B STATION ROAD LONGSTANTON CAMBS

Hi Reg 13 Homes Eng

I was expecting to receive an e-mail from you when I first read the response from the EA. We have spoken to the EA and have reminded them of previous arrangements and agreements with them, which they appear to have either forgotten or overlooked. In light of these discussions the EA have told us that they would be withdrawing their objection. We in turn are in the process of responding directly to the council re-affirming our position that although there is not capacity currently within our permit at Uttons Drove WRC, we have a programme in place and agreement with the EA that will ensure full capacity for the whole of the Northstowe development, circa 10,000 props plus commercial etc., is available in keeping with your programme.

Hopefully this will provide the re-assurance you require going forward.

You will see our response to the council when they upload it to their planning portal. I have Reg 13 Anglian Water, our Planning Liaison Manager to send you a copy of our response to the council in the mean time.

Regards,

Reg 13 Anglian Water

Anglian Water Services Limited

Henderson House, Lancaster Way, Ermine Business Park, Huntingdon,
Cambridgeshire, PE29 6DU



From: Reg 13 Homes England
Sent: 05 June 2020 13:49
To: Reg 13 Anglian Water
Subject: FW: EA response - NORTHSTOWE PHASE 3B STATION ROAD LONGSTANTON CAMBS
EXTERNAL MAIL - Please be aware this mail is from an external sender - **THINK BEFORE YOU CLICK**

Hi Reg 13 Anglian Water – I trust you are keeping well.

Please see attached and below

Can you confirm that the Utton Drove WWTW / WRC upgrade investment plans account for the entirety of the Northstowe new town development (10,000 homes total).

Please can you then issue such confirmation to the EA and SCDC planning below.

Best regards

Reg 13 Homes England

Begin forwarded message:

From: reg. 13 <[redacted]@greatercambridgeplanning.org>
Subject: FW: EA response - NORTHSTOWE PHASE 3B STATION ROAD LONGSTANTON CAMBS
Date: 2 June 2020 at 10:21:09 BST
To: reg. 13 Homes England
reg. 13 Homes England
Some action requested to Foul Water
reg. 13



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reg. 13 <[redacted]@greatercambridgeplanning.org> reg. 13

<https://www.scambs.gov.uk/planning/>
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OFFICIAL

From: Anglian Central, Planning_Liaison <planning.brampton@environment-agency.gov.uk>
Sent: 02 June 2020 09:20
To: reg. 13 <[redacted]@greatercambridgeplanning.org>

Subject: EA response - NORTHSTOWE PHASE 3B STATION ROAD LONGSTANTON CAMBS

Good afternoon reg. 13

Please find attached our response to phase 3b. We have recommended that the application is **deferred** initially as further detail is required in respect of waste water (foul water) drainage.

We have tried to contact AW to no avail.

We believe these issues may well have been considered by applicant/AW but not addressed satisfactorily in the current submission.

Regards

reg. 13

planning.brampton@environment-agency.gov.uk

Please note - My normal working days are Tuesdays, Wednesdays and Thursdays.

We are currently working to government advice regarding Covid-19 and as such our operational ability has been disrupted. We are trying to work remotely as best as we can. However our ability to deliver within our normal timescales is compromised and we are responding to our current work on a risk based approach.



If you're planning a new development, we want to work with you to make the process as smooth as possible. We offer a bespoke advice service where you will be assigned a project manager who be a single point of contact for you at the EA, giving you detailed specialist advice within guaranteed delivery dates. This early engagement can significantly reduce uncertainty and delays to your project. More information can be found on our website [here](#).

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- GOV.UK/coronavirus



Environment
Agency

your computer. Anglian Water Services Limited Registered Office: Lancaster House, Lancaster Way,
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reg. 13
South Cambridgeshire District Council
Development Control
South Cambridgeshire Hall (6010)
Cambourne
Cambridge
CB23 6EA

Our ref: AC/2020/129325/01-L01
Your ref: 20/02142
Date: 02 June 2020

Dear Sir/Madam

OUTLINE PLANNING APPLICATION FOR THE DEVELOPMENT OF NORTHSTOWE PHASE 3B, COMPRISING UP TO 1,000 HOMES, A PRIMARY SCHOOL, SECONDARY MIXED USE ZONE (WITH RETAIL AND ASSOCIATED SERVICES, FOOD AND DRINK, COMMUNITY, LEISURE, EMPLOYMENT AND RESIDENTIAL USES), OPEN SPACE AND LANDSCAPED AREAS, ENGINEERING AND INFRASTRUCTURE WORKS, WITH DETAILS OF APPEARANCE, LANDSCAPING, LAYOUT, SCALE AND ACCESS RESERVED. APPLICATION ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT. NORTHSTOWE PHASE 3B STATION ROAD LONGSTANTON CAMBS, CB24 3DS.

Thank you for your consultation.

Environment Agency position.

Insufficient information has been submitted in respect of Water Quality and Waste Water, ***we recommend that the application is deferred*** until such time as the issues highlighted below have been addressed to the satisfaction of our respective authorities.

Whilst we have no objection, in principle, to the proposed development of Northstowe Phase 3B, insufficient detail has been submitted to demonstrate that sufficient capacity will be available within the recipient Utton's Drove Water Recycling Centre (WRC) to serve the entirety of the development. See our comments immediately below for more details.

Environmental Planning response:

Water Quality/wastewater comments.

Water Recycling Centre (WRC) capacity.

The Environment Agency estimate that only around a third of the proposed 1000 new dwellings can be accommodated within the current EPR discharge permit for Utton's Drove WRC.

The information accompanying this application is incomplete. The FRA and Drainage Strategy (paras 4.6.13 and 7.1.1 within Report No 10037019-AUK-NS-P3-RP-IE-XXX-X-P0, version 3) should have a Foul Drainage Strategy attached as Appendix G, but we cannot find that paper. As such, we are unable to establish whether the applicant has provided any more detail regarding WRC upgrades.

Anglian Water do appear to have plans in place to upgrade the WRC, but it is not clear to what extent, whether this proposed Phase 3B development has been accounted for, and

what timescales may be required for any necessary upgrades:

- Their Water Recycling Long Term Plan identifies AMP7 and AMP8 investment to increase capacity at Utton's Drove, but has no detail. Neither the applicant nor Anglian Water have referred to this document in connection with this Phase 3B application.
- Their response to this application states: "The foul drainage from this development is in the catchment of Utton's Drove WRC that will have available capacity for these flows". **No further detail has been provided.**

We have tried to contact Anglian Water to get clarification regarding their plans for Utton's Drove but have had no reply.

Whilst we would wish to endorse Anglian Water's suggested Condition (and advise that Discharge of the Condition should be dependent upon Anglian Water providing confirmation that any necessary upgrades to the WRC, including associated EA EPR permitting, will be in place ahead of occupation) the integrity of any proposed WRC upgrade plans must first be fully demonstrated to the satisfaction of our respective authorities **prior to the granting of planning approval.**

Swavesey Drain capacity.

Information provided in the FRA (paragraph 4.6.10) is ambiguous regarding capacity in the Swavesey Drain and WRC discharge rates, referring to upgrades being made "as part of previous phases of work". It is not clear, therefore, whether the proposed phase 3B has already been accounted for.

Water Resources.

The development lies within the area traditionally supplied by Cambridge Water. We note that the applicant has approached the water company who have confirmed that they have adequate water resources to serve the proposed development but significant infrastructure improvements will be necessary. The timing and cost of these infrastructure improvements will be a consideration.

The water companies have recently produced water resources management plans (WRMP), which set out how the companies will maintain customer supplies over the period 2020- 2045. The assessments will show which companies have sufficient supplies to meet growth but also any strategic schemes that are needed to achieve this, along with reducing demands and leakage. We recommend that councils consider the long term viability of supplying new developments and how the phasing of growth links to the timings of the planned new strategic schemes.

The Anglian River Basin Management Plan;

<https://www.gov.uk/government/publications/anglian-river-basin-district-river-basin-management-plan> considered the status of all rivers and aquifers in the Region. This showed many waterbodies did not have the flow required to support the ecology and groundwater units not meeting good status. Given the pressure the Chalk aquifer faces, we cannot rule out future further reductions in the supplies available to water companies to prevent deterioration of the water related ecology. The council should seek the water company's assurance that it can meet the needs of growth without causing deterioration.

The Environment Agency determines that current levels of abstraction are causing environmental damage. Any increase in use within existing licensed volumes will increase the pressure on a system that is already failing environmental targets. We recommend any proposed development considers water resources as a key issue and the council recognises the damage of long term increases in abstraction due to growth. We

recommend this development takes into account the combined effect of growth in the area and the overall increase in demand for water.

We endorse the use of water efficiency measures especially in new developments and welcome the measures suggested in Policy WS/21 as stated in the Sustainability Statement. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

All new residential developments are required to achieve a water consumption limit of a maximum of 125 litres per person per day as set out within [the Building Regulations &c. \(Amendment\) Regulations 2015](#). Due to the pressures on local water resources and the potential risk of deterioration as a result of increased levels of abstraction, we would advise that any new development in the area aims for the highest levels of water efficiency. The government allows Local plans to specify optional standards with regards to water efficiency targets in new homes. We note that the South Cambs Local Plan (2018) specify in Policy CC/4 that all residential developments must achieve as a minimum a water efficiency equivalent to 110 litres per person per day. This standard must be adopted but considering the water stress of the area we would recommend the aspiration for water usage to be even lower than this.

New developments should not detrimentally affect local water features (including streams, ponds, lakes, ditches or drains) this includes both licensed and unlicensed abstractions. We are not aware of any licensed abstraction within the development boundary.

If it is intended to abstract more than 20 cubic metres of water per day from a surface water source e.g. a stream or from underground strata (via borehole or well) for any particular purpose (dust suppression) then you will need an abstraction licence from the Environment Agency. Due to the pressure on water resources in the area, there is no guarantee that a licence will be granted.

OTHER ENVIRONMENTAL ISSUES – DRAFT ONLY.

Floodrisk response:

We have no objections to Phase 3B of Northstowe. The submitted Flood Risk Assessment (FRA) has demonstrated that a sequential approach has been taken to the layout of the built development.

The principles of the outline drainage strategy demonstrate that a scheme can be put in place that sustainably manages flood risk. It also demonstrates that the development can contribute to reducing flood risk downstream of the site by restricting the discharge rates of surface water off site.

There are proposals to allow higher rates of run off from the site whilst river levels in the Great Ouse is low so that the risk of flooding along Swavesey drain is reduced when Webb's Hole Sluice is closed. Although, in principle, this is a viable option, careful assessment is needed to ensure that this doesn't have any downstream impacts. There may also be other viable options to achieve the aim at reducing risk in the area.

Floodrisk recommendations.

The proposed development will only be acceptable if the following planning condition is included.

(Draft) Condition 1. No development shall take place until a surface water drainage scheme for the site has been submitted to, and approved in writing, by the local planning authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The drainage strategy should demonstrate that surface water run-off generated up to, and including the 1 in 100 critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall be implemented in accordance with the approved details before the development is completed.

Reason(s). To prevent the increased risk of flooding, both on-site and off-site.

Applicant Informative. Details to discharge the above condition must include evidence that any additional discharge from Utton's Drove WRC have been satisfactorily addressed and will not cause or exacerbate flooding.

Conservation response:

If any extended period of time passes before works on site begin, further ecological surveys may be required to provide up to date information.

For the protected species that have been recorded as present or using the site, details of avoidance, protection, mitigation and enhancement measures that will be put in place during works and following completion should be considered during detailed design. Consultation with Natural England will be required in relation to protected species and licensing requirements.

As proposed, existing habitats and features of biodiversity interest present should be retained where possible, protected during work phases, enhanced and incorporated into the wider landscape design. Mitigation measures for lost habitats, along with wider habitat enhancement and creation planned for the site, should also be included during detailed design. Ideally, newly created habitats should be established prior to existing habitats being removed. Retained and newly created habitats should be designed in a joined-up way, linking with each other and the wider countryside. This is in line with the National Planning Policy Framework, which requires planning decisions to minimise impacts on and provide net gains for biodiversity, including by establishing coherent networks that are more resilient to current and future pressures.

Consideration should be given to future ecological monitoring of the site, which will be required to record changes over time and demonstrate net biodiversity gain across the site.

For all planting during habitat enhancements and habitat creation, native species should be used that are ideally of local provenance.

Appropriate biosecurity measures are considered good practice and should be adopted on site to reduce the risk of inadvertently spreading invasive non-native species.

Ground water & Contaminated Land (GWCL) response:

Site Specific Details.

The proposed development site is not located within a Source Protection Zone designated for the protection of public water supply. According to our records it is underlain by a Secondary A aquifer and by Unproductive Strata. It is understood that the land was previously undeveloped (except for cottages) and used for agricultural purposes.

Environment Agency Position (GWCL).

We do not consider this proposal to be a high priority and will not be providing detailed site-specific advice or comments with regard to land contamination issues for this site at this time. This is based upon the environmental setting of the site and the likely low pollution

risks to controlled waters from the previous land uses.

We recommend that you refer to our published [Guiding Principles for Land Contamination](#) which outlines the approach which should be adopted when managing this site's risks to the water environment.

We also advise that you consult with your Environmental Health/Environmental Protection Department for advice on generic aspects of land contamination management. Where planning controls are considered necessary, we recommend that the environmental protection of controlled waters is considered alongside any human health protection requirements. This approach is supported by paragraph 170 of the National Planning Policy Framework.

See also attached GWCL appendices.

Yours faithfully

reg. 13

Planning Liaison

Direct e-mail planning.brampton@environment-agency.gov.uk

Enc: GWCL Appendices

Appendix 1 - General Advice to Applicant.

1. Preliminary Risk Assessment.

The PRA should include historical plans of the site, an understanding of the sites environmental setting (including geology, hydrogeology, location and status of relevant surface water and groundwater receptors, identification of potential contaminants of concern and source areas), an outline conceptual site model (CSM) describing possible pollutant linkages for controlled waters and identification of potentially unacceptable risks. Pictorial representations, preferably scaled plans and cross sections, will support the understanding of the site as represented in the CSM.

2. Site Investigation.

Land contamination investigations should be carried out in accordance with BS 5930:1999-2010 'Code of Practice for site investigations' and BS 10175:2011 'Investigation of potentially contaminated sites - Code of Practice' as updated/amended. Site investigation works should be undertaken by a suitably qualified and experienced professional. Soil and water analysis should be fully MCERTS accredited.

Any further site investigation, demolition, remediation or construction works on site must not create new pollutant pathways or pollutant linkages in to the underlying principal aquifer to avoid generating new contaminated land liabilities for the developer. Clean drilling techniques may be required where boreholes, piles etc. penetrate through contaminated ground.

3. SuDS.

We consider any infiltration Sustainable Drainage System (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.

Soakaways must not be constructed in contaminated ground where they could re-mobilise any pre-existing contamination and result in pollution of groundwater. Soakaways and other

infiltration SuDS need to meet the criteria in our Groundwater Protection Position Statements G1 and G9 to G13.

Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components.

We recommend that developers should:

1. Refer to our [Groundwater Protection](#) webpages which include the [Groundwater Protection Position Statements](#)
2. Follow the [Land Contamination: Risk Management](#) guidance when dealing with land affected by contamination
3. Refer to the [CL:AIRE Water and Land Library \(WALL\)](#) which includes the [Guiding Principles for Land Contamination](#) for the type of information required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors such as human health
4. Refer to our [Land Contamination Technical Guidance](#)
5. Refer to [Position Statement on the Definition of Waste: Development Industry Code of Practice](#)
6. Refer to British Standards BS 5930:1999 A2:2010 *Code of practice for site investigations* and BS10175:2011 A1: 2013 *Investigation of potentially contaminated sites – code of practice*
7. Refer to our [Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination](#). The selected method, including environmental mitigation measures, should be presented in a 'Foundation Works Risk Assessment Report', guidance on producing this can be found in Table 3 of '[Piling Into Contaminated Sites](#)'
8. Refer to our [Good Practice for Decommissioning Boreholes and Wells](#)
9. Refer to our [Dewatering building sites and other excavations: environmental permits](#) guidance when temporary dewatering is proposed GMP 18/05/2020

End.

Please note – Our hourly charge for pre application assessments is currently £100 + VAT

Environment Agency, East Anglia Area (West), Bromholme Lane, Brampton, Huntingdon, Cambs. PE28 4NE.
www.gov.uk/environment-agency

Reg 13 Homes England

From: Reg 13 Anglian Water
Sent: 17 January 2019 15:00
To: reg. 13 (Gallagher Estates); Reg 13 Homes England
Reg 13 Homes England
Subject: Northstowe Phase 1,2 and 3 Water Parks

Dear all,

As part of the initial site wide strategy included in the Northstowe Area Action Plan (NAAP) adopted in 2007, it was proposed that there would be linkages between the phase 1, 2 and 3 SuDS and attenuation strategies to allow for the flow of water between ponds.

Culverts were therefore included as part of the phase 1 S104 Waterpark proposals, to provide potential future linkages below to Phase 2 (adjacent to Rampton Road). These have been constructed as part of the Phase 1 Proposals.

However, following a more in-depth review of the catchments that each phase of Northstowe falls into and the technical reviews undertaken to support the planning consents for each phase, it is now clear that Phase 1 Discharges to Reynolds Drain and Phases 2 and 3 discharge to Beck Brook.

It has therefore become clear that the culverts constructed to provide connection between the Phase 1 Waterpark and the Phase 2 Waterpark will not be required for the following reasons:

- Phase 1 and 2 discharge into separate watercourses and it is not anticipated that Surface Water runoff would be moved between catchments;
- The phase 1 and 2 Waterparks are at different levels which would not allow the free flow of water between catchments;
- The phase 2 Waterparks are not in a location that would allow these culvert connections to work;
- The phase 1 and 2 Waterparks have been size independently, both allowing for the 1 in 200 year rainfall event (Including an allowance for climate change) as well as an allowance for 0l/s discharge for up to 48hrs when water levels in the receiving watercourses are elevated, as well as having satisfactory freeboard above these levels for residual risk;
- Both Waterparks have pumping stations with back up pumps and therefore moving water between these will not be required.

Therefore we confirm that these culvert connections are not required and can be removed without any detrimental impact to the site wide strategies agreed through planning

I trust that this clarifies our position.

Reg 13 Anglian Water

Anglian Water Services Limited

Haven House, Colchester WRC, Haven Road, Colchester, Essex. CO2 8HT

Reg 13 Anglian Water

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Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	0113994
Local Planning Authority:	South Cambridgeshire District
Site:	Northstowe Phase 3A Rampton Road Longstanton Cambs
Proposal:	Outline planning application for the development of Northstowe Phase 3A for up to 4,000 homes, two primary schools, a local centre (including employment, community, retail and associated services, food and drink, leisure, residential uses.
Planning Application:	20/02171/OUT

Prepared by: Pre-Development Team

Date: 10 March 2021

If you would like to discuss any of the points in this document please contact me on 0345 606 6087 or email planningliaison@anglianwater.co.uk

Background

Anglian Water has worked with the applicant and the consultants through pre-application discussions and will continue to work closely with them throughout the planning and build process.

The foul drainage infrastructure to serve this site has already been built and is able to take the entire flows from the proposed development. We are committed to continuing our engagement with the applicant regarding this development and will liaise with South Cambridgeshire District Council through the process.

ASSETS

Section 1- Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991, or in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus., it should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

The foul drainage from this development is in the catchment of Uttons Drove Water Recycling Centre (WRC) which currently does not have capacity to treat the flows from the development site.

Anglian Water has been in discussions with the Environment Agency regarding future upgrades to the WRC and have agreed a long-term strategy to accommodate all flows. We have also worked in partnership with the Environment Agency and the Drainage Board, provided funding to ensure the Swavesey Drain has sufficient capacity for the entire Northstowe development. The Environment Agency have confirmed the required work has been completed.

Anglian Water will manage the required investment in consultation with the Environment Agency. Our WRC permits are managed via Environmental regulations and therefore should not be addressed through the planning process as it falls under different legislation.

Foul Sewerage Network

This response has been based on the submitted Northstowe Phase 3A Flood Risk Assessment and Drainage Strategy.

We can confirm that the submitted strategy is acceptable to us and that the infrastructure in place was to accommodate the future flows from the development site.

Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted with the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board

We note from the submitted documents that the applicants is proposing Anglian Water to be an adopting SuDs body. The applicant has engaged with us regarding adoption, however, at this time we do not have sufficient information to confirm if the design meets our adoptable standards.

Reg 13 Homes England

From: Reg 13 Homes England
Sent: 01 July 2021 10:00
To: Reg 13 Anglian Water
Subject: FW: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

Importance: High

Hi Reg 13 Anglian Water – please see below.

Please can you get this resolved asap. We need to ensure that sort of thing doesn't happen again. Many thanks

Best regards

Reg 13 Homes England

From: Reg 13 Homes England
Sent: 01 July 2021 09:59
To: reg. 13 @greatercambridgeplanning.org>; Reg 13 Homes England
Subject: RE: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

Hi reg. 13

This is so utterly ridiculous!

We have a S98 agreement with Anglian Water relative to the TPS and rising main to take all of phase 2 and 3 to Uttons Drove WRC!

I will send this to our AW contact and get them to resolve.

Best regards

Reg 13 Homes England

From: reg. 13 @greatercambridgeplanning.org>
Sent: 01 July 2021 09:39
To: Reg 13 Homes England Reg 13 Homes England
Subject: Fwd: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

I am concerned about this statement from Anglian Water re foul water

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From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: Thursday, July 1, 2021 9:17:04 AM

To: **reg. 13** [@greatercambridgeplanning.org](mailto:reg.13@greatercambridgeplanning.org)>
Subject: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

Good morning **reg. 13**

Our reference: PLN- 0124570

Our engineers review the submitted drainage documents with this application. Please find below our response:

Site: Phase 2B, Northstowe Land South Of Rampton Drift Northstowe Cambridgeshire CB24 3EW

Proposal: Reserved matters application for 300 dwellings including affordable housing provision, non-residential floorspace, landscaping, open space and associated infrastructure for access, appearance, landscaping, layout and scale following outline planning

Planning application: 21/02310/REM

ASSETS

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Over Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Section 3 - Used Water Network

We have reviewed the applicant's submitted foul drainage strategy documentation and consider that the impact on the public foul sewerage network has not been adequately addressed at this stage. Anglian Water have found that this proposal may result in a increased risk of flooding in the downstream network.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

We have reviewed the applicant's submitted surface water drainage information (Flood Risk Assessment/Drainage Strategy) and have found that the proposed method of surface water discharge does not

relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.

Kind regards

Reg 13 Anglian Water



Website: <https://www.anglianwater.co.uk/developing/planning--capacity/>

Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6WT

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Reg 13 Homes England

From: Reg 13 Anglian Water
Sent: 01 July 2021 11:36
To: Reg 13 Homes England
Subject: Re: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response
Importance: High

Hi Reg 13 Homes Eng

I have just left you a voice message. Apologies. The response content was in error, I have addressed this internally but in the mean time a revised response is being sent to reg. 13 and a copy to you under separate cover.

If you continue to have any issues please do not hesitate to contact me.

Regards,



Reg 13 Anglian Water

Anglian Water Services Limited

Henderson House, Lancaster Way, Ermine Business Park, Huntingdon,
Cambridgeshire, PE29 6DU



For further information please email us at planningliaison@anglianwater.co.uk or visit our website at:

<https://www.anglianwater.co.uk/developing/planning--capacity/planning-and-capacity/>

From: Reg 13 Homes England

Sent: 01 July 2021 10:41

To: Reg 13 Anglian Water

Subject: FW: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

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Hi Reg 13 Anglian Water – further to my previous email – see below.

The current responses from AW do not provide confidence to the LPA or local stakeholders that there is a coordinated approach – which we know there is. PLEASE can you get this resolved!

Best regards

Reg 13 Homes England

From: reg. 13 @greatercambridgeplanning.org>

Sent: 01 July 2021 10:21

To: Planning Liaison <planningliaison@anglianwater.co.uk>

cc: Reg 13 Homes England Reg 13 Homes England

reg. 13 @lukenbeck.com>

reg. 13

Subject: RE: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

Reg 13 Anglian Water

Thank you for the response however, I would ask for clarity.

1. As previously stated AWS and the Environment Agency are liaising with regard to the Uttons Drove capacity, created by AWS's decision to take foul water, without consultation, from Cambourne and Bourn (originally destined to Papworth, and as set out in the approved planning documents) to Uttons Drove WRC. A commitment was made to provide a solution by the end of June 2021. What is the latest position in relation to this matter?
2. AWS have entered into a s98 Agreement with Homes England to deal with the foul water from Northstowe Phase 2 and 3 for 8500 dwellings, of which this submission forms part. As such does your advice and comments not need to reflect AWS's position and agreements that have been entered into and the infrastructure already in place to take the development?
3. AWS are in the process of adopting the SuDs and Water Park from Phase 1 and 2 to which the application site and surface water will ultimately drain as part of the strategic solution and overall masterplan. Does this not need to be included?
4. Your comments regarding the foul drainage strategy state that it is inadequate but offer no solution as to how to amend or correct this. Is this due to an issue of the strategy or the issues between AWS and the EA created by AWS's decision to take foul water from Cambourne and Bourn (originally destined to Papworth, and as set out in the approved planning documents) to Uttons Drove? Please can you advise what information is needed to the strategy to address your comment.

Please can you clarify the above asap.

Kind regards,

reg. 13

reg. 13



GREATER CAMBRIDGE SHARED PLANNING

t:reg. 13
e:reg. 13 @greatercambridgeplanning.org

<https://www.scambs.gov.uk/planning/>
<https://www.cambridge.gov.uk/planning>
<https://www.greatercambridgeplanning.org>

Greater Cambridge Shared Planning: a strategic partnership between Cambridge City and South Cambridgeshire District Councils

Please note that like many people I am currently balancing home and work commitments. If this email is sent out of normal working hours please do not feel the need to review or respond until you would normally do so. Thank you

My Normal Working Days are Monday to Thursday.

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From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 01 July 2021 09:17
To: reg. 13 @greatercambridgeplanning.org
Subject: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

Good morning Reg 13 Anglian Wa

Our reference: PLN- 0124570

Our engineers review the submitted drainage documents with this application. Please find below our response:

Site:	Phase 2B, Northstowe Land South Of Rampton Drift Northstowe Cambridgeshire CB24 3EW
Proposal:	Reserved matters application for 300 dwellings including affordable housing provision, non-residential floorspace, landscaping, open space and associated infrastructure for access, appearance, landscaping, layout and scale following outline planning
Planning application:	21/02310/REM

ASSETS

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Over Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Section 3 - Used Water Network

We have reviewed the applicant's submitted foul drainage strategy documentation and consider that the impact on the public foul sewerage network has not been adequately addressed at this stage. Anglian Water have found that this proposal may result in a increased risk of flooding in the downstream network.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

We have reviewed the applicant's submitted surface water drainage information (Flood Risk Assessment/Drainage Strategy) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.

Kind regards

Reg 13 Anglian W



Reg 13 Anglian Water

Email: planningliaison@anglianwater.co.uk

Website: <https://www.anglianwater.co.uk/developing/planning--capacity/>

Anglian Water Services Limited

Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6WT

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Reg 13 Homes England

From: Reg 13 Anglian Water
Sent: 01 July 2021 10:48
To: Reg 13 Homes England
Subject: Re: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

Hi Reg 13 Homes Eng

I am making enquiries as we speak about this and will get back to you as soon as possible.
Regards,



Reg 13 Anglian Water

Anglian Water Services Limited

Henderson House, Lancaster Way, Ermine Business Park, Huntingdon,
Cambridgeshire, PE29 6DU



For further information please email us at planningliaison@anglianwater.co.uk or visit our website at:
<https://www.anglianwater.co.uk/developing/planning--capacity/planning-and-capacity/>

From: Reg 13 Homes England
Sent: 01 July 2021 10:41
To: Reg 13 Anglian Water
Subject: FW: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

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