

Wendy Hague

From: Planning Liaison [planningliaison@anglianwater.co.uk]
Sent: 24 November 2014 16:08
To: Wendy Hague
Subject: Sutton Neighbourhood Plan Consultation

Dear Wendy,

Thank you for your email.

I do not have any comments to make on the area of designation.

I have some initial high level comments for your consideration which I will outline below. I will be happy to review sites put forward for allocation and provide site specific comments from a supply, capacity and asset encroachment perspective.

Water Supply

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 a Water Recycling Centre (WRC) formally known as Sewerage Treatment Works. We are unable to comment on the impact of growth at this early stage of your plan.

Any required upgrades will be funded by Anglian Water however they will need to be planned and funded through our 5 year business plan, approved by our economic regulator Ofwat.

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

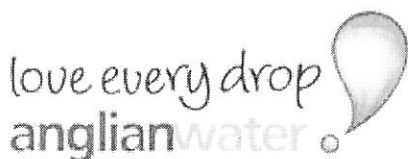
<http://www.anglianwater.co.uk/developers/pre-planning-service-.aspx>

Should you require anything else please do not hesitate to contact me. I look forward to being consulted further in the future.

Kind Regards,

Catherine McArdle
Planning Support Engineer

Phone: 01733 414570
Thorpe Wood House, Thorpe Wood, Peterborough, PE3 6WT



From: Wendy Hague [mailto:Wendy.Hague@eastcambs.gov.uk]
Sent: 19 November 2014 16:34
Subject:

Good afternoon,

The application and the accompanying map can be accessed from either <http://www.eastcambs.gov.uk/local-development-framework/neighbourhood-planning>, or <http://www.eastcambs.gov.uk/consultations/current-consultations>

It is intended only for the person named as addressee.
Anglian Water cannot accept any responsibility for the accuracy or completeness of this message, and does not authorise any contract to be made using the Internet.
If you have received this message in error, please immediately return it to the sender at the above address and delete it from your computer.
Anglian Water Services Limited
Registered Office: Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire, PE29 6YJ
Registered in England No 2366656
Please consider the environment before printing this email.