

[REDACTED]

From: [REDACTED]@buckinghamshire.gov.uk>
Sent: 14 November 2024 19:47
To: Planning Liaison
Subject: RE: [EXTERNAL] RE: 23/01636/ADP and 23/02826/ADP (Reserved matters applications) and 24/02780/VRC (variation of condition 14 foul drainage) - Maids Moreton

Follow Up Flag: Follow up
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Hi [REDACTED]

Thank you again for your assistance, it is appreciated.

Kind regards

[REDACTED]
[REDACTED]

Principal Planning Officer, Built Environment

Tel: [REDACTED]

[REDACTED]@buckinghamshire.gov.uk

(Mon-Fri [REDACTED])

Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF



From: Planning Liaison
Sent: 14 November 2024 13:59
To: [REDACTED]
Subject: RE: [EXTERNAL] RE: 23/01636/ADP and 23/02826/ADP (Reserved matters applications) and 24/02780/VRC (variation of condition 14 foul drainage) - Maids Moreton

Good afternoon [REDACTED]

Please see my comments in red below for clarity

Kind regards

██████████
Growth Planning Co-ordinator
Team: ██████████
Anglian Water Services Limited



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: ██████████@[buckinghamshire.gov.uk](mailto:██████████@buckinghamshire.gov.uk)>
Sent: 12 November 2024 11:29
To: Planning Liaison <planningliaison@anglianwater.co.uk>
Subject: RE: [EXTERNAL] RE: 23/01636/ADP and 23/02826/ADP (Reserved matters applications) and 24/02780/VRC (variation of condition 14 foul drainage) - Maids Moreton

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Dear ██████████

Thank you for coming back to me and for the further clarity provided. I have also seen that you have provided a further response relating to the variation of condition 13 application (24/02780/VRC).

I was involved in a briefing with the Local Members for this application site today and they queried the impacts on the foul water pipes once they leave the site. They queried whether these are a combined system which may be adversely affected by the additional use as there have been instances locally recently where there had been problems with sewerage going onto the local area? They were concerned about the pipes having the capacity to deal with the additional foul water, not just capacity at the WRC. My understanding is that the foul water would go to Foscode Road to the south-east where there would be a connection to the existing foul public sewer (subject to Anglian Water approval) and that you have no raised no objections to this point of connection. Are you able to advise which direction the foul sewers flow from Foscode Road? **We have carried out assessment on the full network, as we do for any planning application. As part of the assessment, we look to ensure that there are no capacity related issues. We do not consider blockages or maintenance related issues, as Anglian Water are obligated to remedy these issues. The network has adequate capacity, the WRC does not.**

Are you able to provide any further comments on whether it is a combined sewer and also the location of the Buckingham WRC as I am really struggling to find its location for some reason!! **The WRC is located at NGR SP71691 34036 – approximately 790m east of Buckingham and has combined flows that connect to the works via pumped rising main.**

Apologies for coming back to you on this again but it is quite a contentious site and Members are after some background detail where possible.

Kind regards

█

█

Principal Planning Officer, Built Environment

Tel: █

█@[buckinghamshire.gov.uk](mailto:█@buckinghamshire.gov.uk)

(Mon-Fri █)

Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF



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

Sent: 11 November 2024 09:40

To: █@[buckinghamshire.gov.uk](mailto:█@buckinghamshire.gov.uk)>

Subject: [EXTERNAL] RE: 23/01636/ADP and 23/02826/ADP (Reserved matters applications) and 24/02780/VRC (variation of condition 14 foul drainage) - Maids Moreton

Good morning █

Thank you for your email.

As we have advised, upgrades are required to treat flows from any development at Buckingham WRC, and as you quite rightly state we are currently awaiting final determination from Ofwat in December (we are not able to give a precise date as to when Ofwat will respond – we will however provide the information as soon as we are able to).

For any applications we are asked to comment on, we assess both the WRC and the network of sewers and associated assets that convey the flows to the WRC. This is why we have stated that the proposals are acceptable, as this refers to the foul strategy and not creating a flood risk within the network. We provide the WRC comments as well for clarity. So one may be acceptable but the other may not, as in this instance.

I am sorry to hear that the response you received was incomplete please find the foul and surface water comments below.

Foul:

Comments

Anglian Water have reviewed the letter dated 20/9/24 to the Local Planning Authority from █/David Wilson Homes. We can con

Surface Water:

Comments

We have not been asked to comment on surface water at this time

Email to LPA

devcontrol.av@buckinghamshire.gov.uk

To answer your question about timescales, we await Ofwat's Final Determination. Any schemes named in the Final Determination will be delivered within 2025-2030.

If you have any further questions, please don't hesitate to contact us on the telephone number below.

Kind regards

[REDACTED]
Growth Planning Co-ordinator

Team: [REDACTED]

Anglian Water Services Limited



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: [REDACTED]@buckinghamshire.gov.uk>

Sent: 05 November 2024 15:34

To: Planning Liaison <planningliaison@anglianwater.co.uk>; [REDACTED]@anglianwater.co.uk

Subject: 23/01636/ADP and 23/02826/ADP (Reserved matters applications) and 24/02780/VRC (variation of condition 14 foul drainage) - Maids Moreton

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Dear [REDACTED]

I have received the attached responses in respect of these applications which all relate to the same site, a site which you have helpfully responded to me on previously.

I understand that the Buckingham WRC is identified as a named growth scheme in your Business Plan, but that this is subject to Ofwats final determination and it may be subject to amendment if priorities change for example. As you know this site has outline approval for up to 170 dwellings. The reserved matters schemes (duplicates) have been

recently amended and now propose 153 dwellings on the site. My understanding is that Anglian Water are obliged to accommodate the additional flows from this development.

I note that in the responses for both reserved matters applications that you have asked to be consulted on any forthcoming application to discharge condition 13 of the outline approval.

Application ref 24/02780/VRC seeks to vary the wording of condition 13 relating to foul water drainage such that the assessment and details of any upgrades required will not be required to be submitted as part of the reserved matters schemes (currently before me) but that the upgrades would need to be agreed with yourselves and completed prior to the occupation of the development. In the response received from Anglian Water it has been confirmed that the proposal is acceptable with regards to the Water Recycling Centre. In the response I note that some of the wording is missing and I would appreciate it if a further copy of the response could be provided.

I have found a brochure produced by Anglian Water (attached) which refers to your plan for the future in Buckinghamshire and identifies the planned level of investment at Buckingham. In terms of the Buckingham WRC are you aware of the particular upgrades that would be required to enable this planning development at Madis Moreton to come forward and be occupied? Are there any timescales for providing these upgrades?

We are looking to report the reserved matters application to our Committee on 19th December 2024 and I note that Ofwats final determination is in December. Are you able to advise when in December this is likely to be forthcoming?

Apologies for the further questions but this is a contentious site and we have received many objections, so having any background information would be very helpful in my reporting.

I look forward to hearing from you.

Kind regards



Principal Planning Officer, Built Environment

Tel: 

@[buckinghamshire.gov.uk](mailto: [redacted]@buckinghamshire.gov.uk)

(Mon-Fri )

Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF



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