

- Infrastructure Design
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Our Ref: 26065 / LC / 002
Your Ref:
Date: 21 December 2023

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Minster Property Group
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Dear [REDACTED]

Re: West Street, Chatteris – response to Anglian Water comments dated 24.11.2023

Please see below our responses to Anglian Water comments dated 24.11.2023, received in relation to the proposed residential development at Land West and South of 75 West Street, Chatteris, Cambridgeshire (planning application ref F/YR23/0940/F).

Anglian Water Comment 1 - *A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.*

JPP Response – JPP drawing 26065-103E shows the location of the existing Anglian Water sewer and rising main in relation to the development. The sewer shown on the Anglian Water record plans crossing the western area of the site has been accounted for within the site layout and is unaffected by the proposals. The proposed detention basins have been positioned outside of the existing sewer easement. The existing rising main is outside of the site (to the west of the site boundary), and therefore is also unaffected by the development.

Anglian Water Comment 2 - *We need to inform you that a 250mm sewer rising main and a 300mm combined sewer which cross the development site and is affected by the proposed development. Anglian Water does not permit this asset to be located within the curtilage of a dwelling. This asset(s) should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance is possible. The proposed site layout plan and drainage layout areas plan is not clear that these assets owned by Anglian Water have been taken in consideration*

JPP Response – As per the response above, JPP drawing 26065-103E clearly shows the position of the existing Anglian Water assets crossing the site. Both the existing sewer and rising main are unaffected by the development.

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Anglian Water Comment 3 - *The site layout plan, as submitted, indicates that the above asset will be located within attenuation basin areas. We would like to request an extension of time to the consultation period to enable us to liaise with the applicant and discuss a suitable solution.*


JPP Response – As shown on JPP drawing 26065-103E, the detention basins have located outside of the existing sewer easement, and therefore suitable access for maintenance is provided. We trust this provides Anglian Water with the clarification required and allows their objection to be removed.

Anglian Water Comment 4 - *Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.*

JPP Response – We have already liaised with Anglian Water Pre-planning team regarding this development. Anglian Water have produced a pre-planning assessment report confirming the existing sewer network has capacity for foul water flows generated by this development. Please refer to the enclosed Anglian Water Pre-Planning Assessment Report ref PPE-0182786 dated 24/11/2023.

This, along with the clarifications provided above regarding the existing Anglian Water assets being unaffected, provides Anglian Water with sufficient evidence to remove their objection to the granting of planning permission.

Yours sincerely,

 MEng (Hons)
Associate Director for JPP Consulting Ltd

Encl.

JPP drawing 26065-103E – Preliminary Drainage Strategy
Anglian Water Pre-Planning Assessment Report PPE-0182786