

PPE-0224027 Maids Morton

20 March 2025 15:09

2010590

██████████@jppuk.net

Prior:

PPE-0177986

WRC has capacity; Foul - closest IPOC is to the north west to 150mm that opens to 300mm combined sewer; SW - to watercourse proposed; No DG5s

PLN-0198430

WRC overcapacity; Submitted Documents: Engineering Layout DWH/MM/101 Rev A Foul: Pumped connection to MH8404 agreed in PPE-0177986 SW: N/A

PLN-0216072 No Notes

PPE-0217867 NA

PLN-0107379

PLN-0197262

WRC overcapacity; Submitted Documents: Engineering Layout DWH/MM/101 Rev A Foul: Pumped connection to MH8404 agreed in PPE-0177986 SW: N/A

PLN-0106175

PLN-0217353

No Dg5s found, wrc a named scheme, foul being proposed to foscote road as pumped connection whihc is ok. All these sewers discharged eventually to the 300mm combined sewer. SW not to AW network and privately maintained by management company

PLN-0217354

No Dg5s found, wrc a named scheme, foul being proposed to foscote road as pumped connection whihc is ok. All these sewers discharged eventually to the 300mm combined sewer. SW not to AW network and privately maintained by management company

24/02780/WRC planning approved

We require a new pre development enquiry as the attached pre development response is now expired. Please note, DWH South Midlands are the ultimate client and we grant permission for you to discuss the application and the pre development response letter with them if this is needed in the future

152 units

WRC - Buckingham -

APPROVE
with pre-occupation condition - dependant on ADP WRC upgrades - WRC is over consent in 2023

This site is within the catchment of Buckingham Water Recycling Centre (WRC), which currently lacks the capacity to accommodate the additional flows generated by the proposed development. However, Buckingham WRC is included within our Business Plan as a named growth scheme with investment delivery planned between 2025-2030. To ensure there is no pollution or deterioration in the receiving watercourse due to the additional foul flows that would arise from the development, we recommend a planning condition is applied if permission is granted. Condition: Prior to occupation written confirmation from Anglian Water must be submitted confirming there is sufficient headroom at the water recycling centre to accommodate the foul flows from the development site. Reason: to protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 187 of the National Planning Policy Framework.

Foul:

Pref Con | SP7087835494

Pumped

Please note, this connection will be gravity and pumped however the above will only allow me to select one option.

MH4601

SP 70459 35659

Walnut Drive

Our assessment has been based on development flows connecting to the nearest foul water sewer of the same size or greater pipe diameter to that required to drain the site.

The infrastructure to convey foul water flows to the receiving sewerage network is the responsibility of the developer.

Conveyance to the connection point is considered as Onsite Work and includes all work carried out upstream from of the point of connection, including making the connection to our existing network.

This connection point has been determined in reference to the calculated discharge flow and on this basis, a 150mm internal diameter pipe is required to drain the development site. We have assessed the sustainable point of connection, which is to the 150mm sewer at manhole MH4601 located in Walnut Drive at National Grid reference (NGR)

SP 70458 35659. The cover and invert levels for this manhole are unavailable in our asset record.

Anglian Water has assessed the local foul sewerage network up to the water recycling centre and determined that the additional foul flow from the proposed development would not create an unacceptable risk of flooding to our existing customers and the environment.

In line with the Sewage Sector Guidance - Appendix C - Design and Construction Guidance (DCG), the pumped discharge will need to connect via an intermediate manhole and at least 5 metres of an appropriately sized gravity sewer. The pump rate and configuration of

the connection will be determined with your detailed design. You should submit this detail with your Section 106 new connection application.

Anglian Water cannot reserve capacity and therefore you are recommended to formally apply for a connection at your earliest convenience. Please note that available capacity in our network can be reduced at any time due to increased requirements from existing businesses and houses as well as from new housing and new commercial developments.

Please note that Anglian Water will request a suitably worded condition at planning application stage to ensure this strategy is implemented to mitigate the risk of flooding.

MAIDS MORETON SP 152/229=0.6638

Daily Pump Hours & Pump Replacements



Site Search

- maids
- Buckingham
 - MAIDS MORETON 1 PINE CLOSE
 - MAIDS MORETON SP
 - Lakenheath
 - MAIDS CROSS HILL BRANDON MH...
 - Saxlingham

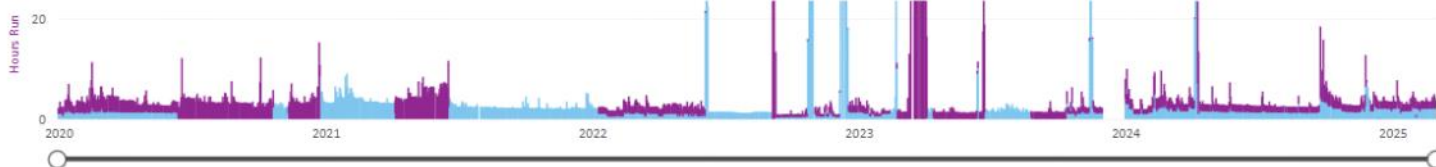
Pump	Average of Pump Hours	Max of Pump Hours
SPS Pump 1	1.67	23.59
SPS Pump 2	1.72	23.59

- Year
- 2025
 - 2024
 - 2023
 - 2022
 - 2021
 - 2020
 - 2019

MAIDS MORETON SP

Pump Hours (Stacked) Pump Name

Pump ● SPS Pump 1 ● SPS Pump 2



Short Code	Job Reference	Install/Delivery Date	FL Code	Pump Manufacturer	Pump Type	Pump Model	KW	Impeller
MAIMSP	25765	13 April 2023	MAIMSP-2A-PUM-PS02-WEP002	Sulzer Pumps Wastewater UK Ltd	Wet	XFP100E-CB1.1-PE90/4	9.00	250.00
MAIMSP	25756	04 April 2023	MAIMSP-2A-PUM-PS01-WEP001	Sulzer Pumps Wastewater UK Ltd	Wet	XFP100E-CB1.1-PE90/4	9.00	250.00
MAIMSP	22263	21 October 2020	MAIMSP-2A-PUM-PS01-WEP001	Sulzer Pumps Wastewater UK Ltd	Wet	XFP100E-CB1.1-PE90/4	9.00	250.00
MAIMSP	11036	15 July 2016	MAIMSP-2A-PUM-PS01-WEP001	ABS	Wet		7.50	

- Pump
- (Blank)
 - SPS Pump 1
 - SPS Pump 2

Site Code

Splits at SP 69712 34451

BUCKINGHAM TOWN SP is a CSO 1/1 152/2956=0.0514

Daily Pump Hours & Pump Replacements



Site Search

- buckingham t
- Buckingham
 - BUCKINGHAM TINGEWICKE ROAD...
 - BUCKINGHAM TINGEWICKE ROAD...
 - BUCKINGHAM TOWN SP
 - BUCKINGHAM TREEFIELDS SP

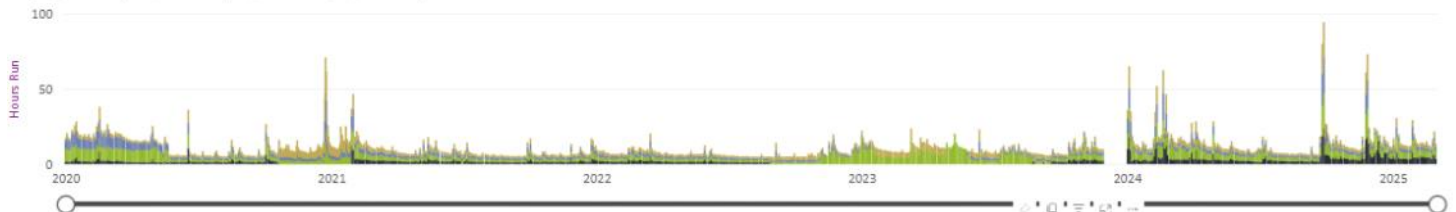
Pump	Average of Pump Hours	Max of Pump Hours
MSPS Pump 1	1.93	23.59
MSPS Pump 2	4.37	23.59
MSPS Pump 3	2.33	23.59
MSPS Pump 4	2.61	23.59

- Year
- 2025
 - 2024
 - 2023
 - 2022
 - 2021
 - 2020
 - 2019

BUCKINGHAM TOWN SP

Pump Hours (Stacked) Pump Name

Pump ● MSPS Pump 1 ● MSPS Pump 2 ● MSPS Pump 3 ● MSPS Pump 4



Joins up at SP 70522 33768

BUCKINGHAM-RIVERSIDE TPS 152/5508=0.0276

Daily Pump Hours & Pump Replacements

Site Search

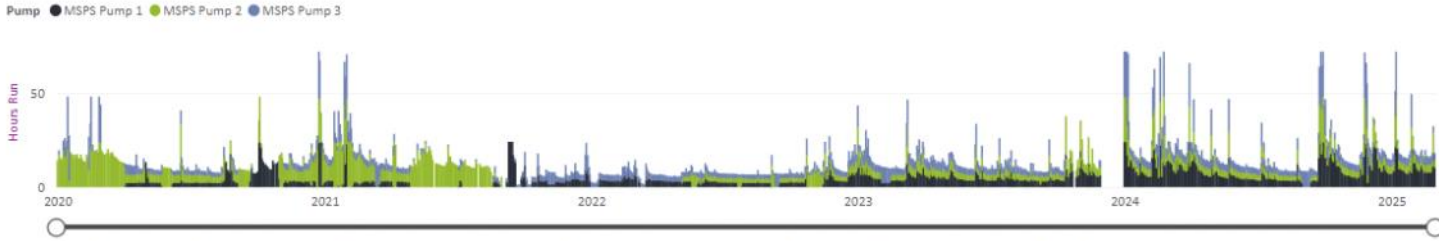
Search: buckingham-r
 Location: Buckingham
 Selected: BUCKINGHAM-RIVERSIDE TPS

Pump	Average of Pump Hours	Max of Pump Hours
MSPS Pump 3	3.53	24.01
MSPS Pump 1	4.82	24.00
MSPS Pump 2	5.60	24.00

- Year
- 2025
 - 2024
 - 2023
 - 2022
 - 2021
 - 2020
 - 2019

BUCKINGHAM-RIVERSIDE TPS

Pump Hours (Stacked) Pump Name

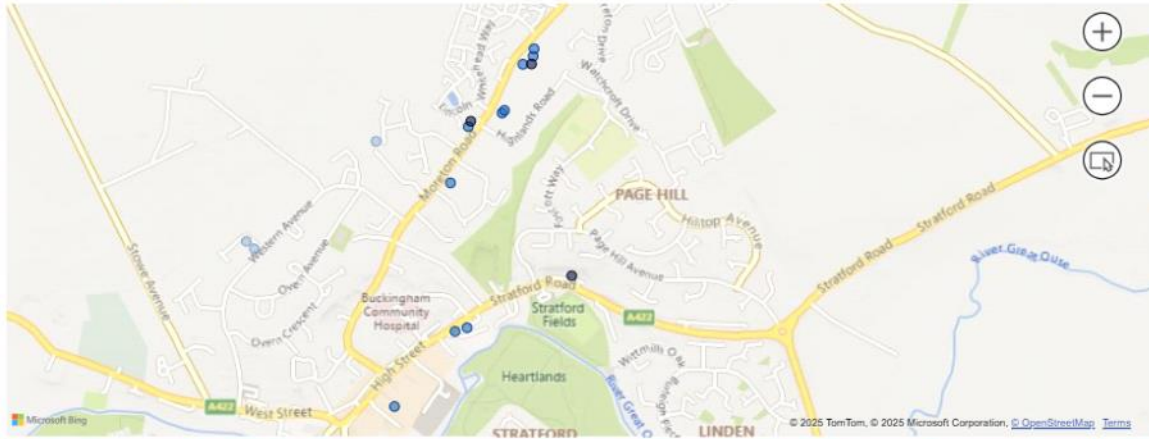


EDM Spill Data - Spills by year

Spills per year by site. Note first EDMs installed in 2018

Site Code	Site Name	Total Spill Count 12/24 Rule	2024 spills	2023 spills	2022 spills	2021 spills	2020 spills	2019 spills	2018 spills
AKELSP	AKELEY (EX STW) SP	347	100	107	48	51	18		
BUKMST	BUCKINGHAM STW	314	154	104	27				
TINGSP	TINGEWICK - FOUL SP	153	29	44	22	30	24		
GAWCSP	GAWCOTT SP	120	57	50	4				
BUWSSP	BUCKINGHAM WEST STREET SPS	35	26	7					
BUKHOV	BUCKINGHAM HUNTER STREET SSO	3	2	1					
BUKTSP	BUCKINGHAM TOWN SP	1	1						
BUKWOV	BUCKINGHAM- WEST STREET SSO	1	1						
Total		974	370	313	101	81	42		

Latest Status ● 1 in 20 ● 2 in 10



Thoroughfare	Dependent Locality	Town	Postcode	Latest Incident Date	Latest Status	Int Freq	Ext Freq	Has Mitigation	Mitigation Score
MORETON ROAD		BUCKINGHAM	MK18 1PW	25/11/24	1 in 20	Non-Reportable	1 in 20	No	
STRATFORD ROAD		BUCKINGHAM	MK18 1NY	28/09/24	1 in 20	Non-Reportable	1 in 20	No	
STRATFORD ROAD		BUCKINGHAM	MK18 1TD	24/09/24	1 in 20	Non-Reportable	1 in 20	No	
MORETON ROAD		BUCKINGHAM	MK18 1PW	23/09/24	1 in 20	Non-Reportable	1 in 20	No	
MORETON ROAD		BUCKINGHAM	MK18 1PW	22/02/24	2 in 10	Non-Reportable	2 in 10	No	
MORETON ROAD		BUCKINGHAM	MK18 1PW	02/01/24	1 in 20	Non-Reportable	1 in 20	No	
MORETON ROAD		BUCKINGHAM	MK18 1PW	13/06/23	1 in 20	Non-Reportable	1 in 20	No	

A lot of DG5s downstream of POC

These are due to hydraulic overloading. Some have flooded in the last year or so.

to speak to system planner and inform of response to this PPE

Sorry [REDACTED] I've had this back on that enquiry now 3 times, I'm sure you will but can we bespoke out response as they will complain (only because I know the applicant) if it's not bespoke: "Just a polite reminder to please ensure your Engineer captures a reply on how to tackle the Anglian Water condition that was imposed via the planning arena"

@ [REDACTED] Please can we bespoke the response, as this application was submitted to support the discharge of their planning condition. If it goes out as complex, can we please pass this message onto the senior to make sure anything additional we send is clear?
Thank you,
[REDACTED]

Anglian Water objects to any connection into our foul network from the proposed development. A sustainable point of connection cannot be given due to the development flows contributing to pollution and deterioration of the watercourse. As stated above, the receiving WRC cannot accommodate additional flows. Anglian Water is committed to supporting sustainable growth and in doing so we must continue to meet our statutory obligations whilst balancing factors such as climate change and environmental protection. However, should the LPA be minded to grant approval, despite our objection, an assessment to the public network, has been carried out.

Our assessment has been based on development flows connecting to the nearest foul water sewer that may sustainably drain the site. The infrastructure to convey foul water flows to the receiving sewerage network is the responsibility of the developer. Conveyance to the connection point is considered as onsite Work and includes all work carried out upstream from of the point of connection, including making the connection to our existing network. Anglian Water has assessed the local foul sewerage network up to the water recycling centre and determined that the additional foul flow generated by the proposed development would create an unacceptable risk of flooding to our existing customers and the environment. A sustainable point of connection to the foul network is not available for this development. Anglian Water does not currently have a strategic investment scheme planned within this catchment, therefore at planning, Anglian Water will seek to utilise the planning system as a mechanism to control the risk of flooding to the environment and local network by objecting to this development. It is possible that the catchment could be included in our AMP9 (2030 - 2035) business plan, however until this has been officially confirmed, Anglian Water's stance will remain.

High Confidence Growth Risk

This will be coming forward at the PPOC

[REDACTED] WORTH TO ASK

SW:
NA

You indicated on the Pre-Planning Application form that a connection to the public surface water sewer network is not required. Therefore a capacity assessment has not been made on the public surface water network.