



Permission in Principle Application - Anglian Water Response

If you would like to discuss any of the points in this document please contact us on 03450263912 or email planningliaison@anglianwater.co.uk.

AW Site Reference: 230286/1/0234695

Local Planning Authority: Huntingdonshire District

Site: Land East Of The Glebe And South Of New Road Offord Cluny

Proposal: Permission in principle for the erection of up to 9 dwellings

Planning application: 25/01992/PIP

Prepared by: Pre-Development Team

Date: 12 November 2025

ASSETS

Section 1 - Assets Affected

New development must comply with Building Regulations and the Water Industry Act.

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

It is highly recommended that the applicant carries out a thorough investigation of the proposed working area to establish whether any unmapped public or private sewers, lateral drains, or other water infrastructure assets are in existence. Due to the private sewer transfer in October 2011, many newly adopted public used water assets and their history are not indicated on our records. Any encroachment zones should be reflected in the site layout.

The development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

Further general information and guidance can be found on our website.

Information on locating our assets:

<https://www.anglianwater.co.uk/developers/development-services/locating-our-assets/>

Guidance on the private sewer transfer regulations 2011:

<https://www.anglianwater.co.uk/siteassets/developers/drainage-services/aws-sewer-ownership-guidance-sm-v2.pdf>

Permission is required for diverting or crossing over any of our assets:

<https://www.anglianwater.co.uk/developers/drainage-services/building-over-or-near-our-assets/>

<https://www.anglianwater.co.uk/developing/water-services/water-mains-diversion/>

Our Drainage and Water Connections teams can provide further advice with regard to the private sewer transfer, diversions, and building over existing assets:

drainage@anglianwater.co.uk

connections@anglianwater.co.uk

0345 606 6087 (8am to 5pm, Monday to Friday)

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

When assessing the receiving Water Recycling Centre's (WRC) Dry Weather Flow (DWF) headroom we take the latest DWF figures, as verified by the Environment Agency and add sites with planning consent to this. Based on the above assessment Buckden WRC is within the acceptance parameters and can accommodate the flows from the proposed growth. Please be advised that Anglian Water cannot reserve future capacity for sites which lack planning consent. Available capacity in our network can be reduced at any time due to growth, increased demand, regulatory changes, and environmental change.

Section 3 - Used Water Network

If it is the applicant's intention to connect to the Anglian Water public foul network, we strongly advise them to undertake a pre planning assessment with us in order to establish if a Sustainable Point of Connection (SPOC) is achievable for the proposed development site. This assessment report should then be submitted to the Local Planning Authority by the applicant with any future planning application. Information can be found on our website: <https://www.anglianwater.co.uk/developing/planning--capacity/how-to-apply/>

Anglian Water will need to be consulted at the future planning application stages.

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.

Anglian Water would expect surface water from the proposed development site to be disposed of using sustainable drainage systems and/or soakaways. Connection to surface water sewers would only be considered acceptable when evidence is provided, as part of the planning application, to show that the surface water hierarchy has been followed. This evidence should include trial pit logs from infiltration tests and investigations in respect of discharging to a watercourse. In order for Anglian Water to assess a proposal to dispose surface water into the public network the manhole connection point and the proposed discharge rate would need to be stipulated. If the applicant would like Anglian Water to consider adopting any on-site SuDS the Expression of Interest form, available on our website, should be completed as soon as possible. <https://www.anglianwater.co.uk/developing/drainage-services/sustainable-drainage-systems/> Anglian Water should be contacted at the earliest opportunity, information can be found on our website or by contacting the Pre-Development Team on 03450263912 or planningliaison@anglianwater.co.uk