



Planning Application – Anglian Water Planning 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: 229368/1/0236286

Local Planning Authority: Huntingdonshire District

Site: Land South Of Blenheim Grove Offord Darcy

Proposal: Outline planning permission (all matters reserved except for means of access) for the development of up to 70 dwellings, open space, play area, landscaped areas and associated infrastructure

Planning application: 25/01738/OUT

Prepared by: Pre-Development Team

Date: 30 December 2025

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

When assessing the receiving water recycling centre's (WRC) dry weather flow (DWF) headroom we take the latest Q90 DWF figures, as verified by the Environment Agency, and add to this sites with planning consent. Based on the above assessment, Buckden WRC is within the acceptance parameters and can accommodate the flows from the proposed growth

Section 3 - Used Water Network - Objection

We have reviewed the Flood Risk Assessment CCE/ZF821/FRA-03 September 2025 and Applicant's response to consultees submitted to support the planning application.

Anglian Water OBJECTS to any connection into our foul network from the proposed development, due to capacity constraints and pollution risk.

In order to overcome our objection we require that the applicant consults Anglian Water in the form of a Tier 2- Pre-Development enquiry (PPE) in order to define a Sustainable Point of Connection (SPOC). This will avoid the constrained network which could cause pollution and flood risk downstream. The developer is to be responsible for the infrastructure to convey foul water flows from the proposed development to the receiving network. Once a SPOC has been identified and a strategy has been agreed with Anglian Water, we would expect the applicant to submit this PPE as part of their submitted documents for this application, we will then review and respond appropriately.

Anglian Water is committed to supporting sustainable growth and in doing so we must continue to meet the statutory obligations whilst balancing factors such as climate change as environmental protection.

However, if the LPA are minded to approve the application, despite our objection and risk of pollution, we recommend the following condition is applied:

Condition: No development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the local Planning Authority, in consultation with Anglian Water. This strategy will identify a sustainable point of connection to the public foul network. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: To protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 180 of the National Planning Policy Framework.

If permission is granted we require the applicant to engage with us via our pre-development services and to submit a pre development enquiry. Further information regarding our pre-development services and to submit a pre development enquiry the applicant can click here: <https://www.anglianwater.co.uk/developing/planning--capacity/how-to-apply/>

Section 4 - Surface Water Disposal

From the Flood Risk Assessment CCE/ZF821/FRA-03 September 2025 and Applicant's response to consultees submitted to support the planning application the proposed method of surface water management is via Infiltration. It is important to note that Anglian Water has no designated surface water sewers in the area of the development site and a surface water connection into our designated foul sewer is not permitted. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

If planning permission is granted, the strategy should be listed within the decision notice with any approved plans.

If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Design Strategic Assessment (PDSA). We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off.

Please find below our SuDS website link for further information.

<https://www.anglianwater.co.uk/developers/drainageservices/sustainable-drainage-systems/>

Further information regarding our PDSA Services and to submit a PDSA Enquiry the applicant can click here:

<https://www.anglianwater.co.uk/developing/planning--capacity/how-to-apply/>