



Planning 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: 230493/1/0235006

Local Planning Authority: Huntingdonshire District

Site: Land West Of Longacres Colne Road
Bluntisham

Proposal: Outline planning application with all matters reserved except for access for up to 90 dwellings (Use Class C3) and additional parking for St Helen's Primary School, including car parking, landscaping, open space, pedestrian links, and other associate

Planning application: 25/01965/OUT

Prepared by: Pre-Development Team

Date: 20 November 2025

ASSETS

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary. However, it is highly recommended that the applicant carries out a thorough investigation of your proposed working area to establish whether any unmapped public or private sewers and lateral drains 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. You also need to be aware that your 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.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment – Objection

Anglian Water objects to the proposed development under Planning Application 25/01965/OUT due to the intended connection to the public foul drainage network.

This site is located within the catchment of the Somersham (Cambs) Water Recycling Centre (WRC), which currently lacks the capacity to accommodate the additional flows that would be generated by the proposed development. Anglian Water has determined that the site is unsustainable due to the associated environmental risk and the increased discharge rates, which could lead to a deterioration in water quality and an unacceptable risk of breaching environmental legislation at Somersham (Cambs) WRC.

Considering these concerns, we recommend that planning permission be refused on the grounds of insufficient infrastructure capacity and to prevent environmental harm.

This is reflected in your adopted Local Plan Policy LP6 Wastewater Management.

Anglian Water collaborates with local planning authorities across the region to identify sustainable locations for future development, taking into account infrastructure capacity as part of the development plan processes. We also work closely with our regulators to identify opportunities for future growth investment. At present, no funding has been allocated at this Water Recycling Centre (WRC) for AMP 8 (2025-2030). However, we may seek to promote investment through our future business plans.

Section 3 - Used Water Network - Objection

Anglian Water objects to any connection into our foul network from the proposed development due to capacity constraints and pollution risk and will impact our ability to protect the environment.

A sustainable point of connection (SPOC) cannot be given as the anticipated additional flows from the proposed development would contribute to flood risk, pollution, and deterioration of the watercourse downstream.

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. Anglian Waters position is to object.

However, if the LPA are minded to approve the application, despite our objections 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 187(e) 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 tier 2 Pre-Development enquiry (PPE) in order to define a Sustainable Point of Connection (SPOC).

Information can be found on our website: <https://www.anglianwater.co.uk/developing/planning--capacity/how-to-apply/>

Section 4 - Surface Water Disposal

From the Flood Risk Assessment and Drainage Strategy 29616-FLD-0101 Rev A and Utility Assessment Part 1 to 4 details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. 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.

It is important to note that Anglian Water has no designated surface water sewers in the area of the proposed development and a surface water connection into a designated foul sewer is not permitted, such surface water connection will cause flooding and pollution within our designated foul sewer network. Therefore should the proposed method of surface water management change, Anglian Water is not able to offer a sustainable surface water solution for the development site at any stage of the development.

The applicant states that the surface water drainage network is to be offered to Anglian Water for adoption and the infiltration basin has not been designed to an adoptable standard and therefore should remain within private ownership.

If the applicant 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/>