

**From:** [Planning Liaison](#)  
**To:** [planning](#)  
**Subject:** PLN-0130587 - Planning Committee Notification (F/YR21/0981/F)  
**Date:** 29 June 2023 06:24:44  
**Attachments:** [ufm105 Committee Notification \(Consultees\).pdf](#)  
[PLN-0130587 - Planning Report.pdf](#)

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Dear Planning Team

Thank you for contacting us.

We have reviewed the submitted documents and we can confirm we have no additional comments to add to our previous response PLN-0130587.

Kind regards

[REDACTED]

Planning & Capacity Team  
Development Services

[REDACTED]

Anglian Water Services Limited  
Thorpe Wood House, Thorpe Wood, Peterborough,  
Cambridgeshire, PE3 6WT

-----Original Message-----

From: [planning@fenland.gov.uk](mailto:planning@fenland.gov.uk) <[planning@fenland.gov.uk](mailto:planning@fenland.gov.uk)>  
Sent: 26 June 2023 16:54  
To: Planning Liaison <[planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)>  
Subject: PLN-0130587 - Planning Committee Notification (F/YR21/0981/F)

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Please see attached document(s)

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Anglian Water Services Ltd  
Planning And Equivalence  
Thorpe Wood House  
Thorpe Wood  
Peterborough  
Cambs PE3 6WT

Contact: Richard Conroy  
Development Services  
Direct Dial Tel: 07803 480461  
E-mail: [planning@fenland.gov.uk](mailto:planning@fenland.gov.uk)

Our ref: F/YR21/0981/F

26 June 2023

Dear Sir/Madam

**Erect 93 x dwellings (4 x 2-storey 5-bed, 25 x 2-storey 4-bed, 40 x 2-storey 3-bed, 20 x 2-storey 2-bed, and 4 x 1-bed flats), with associated garages, parking and landscaping at Land North Of Wenny Estate Chatteris Cambridgeshire**

Further to previous correspondence, I can confirm that this application has been referred to Planning Committee which will be held on **5 July 2023** at 13:00hrs in the **Council Chamber at Fenland Hall, County Road, March PE15 8NQ** and will also be broadcast via YouTube. The Planning Committee consists of a number of elected Councillors who will consider the application at this meeting. The meeting will be conducted with a number of Covid-secure measures in place.

**Officer Recommendation:**

The officer recommendation is to **Grant** the application. Please note that this is only a recommendation and that all matters brought to the attention of Committee Members will be considered.

**Making comments:**

If you have already submitted comments in respect of this application then these will be included as part of the summary of representations made in the Officer's report.

Should you have new or additional comments that you wish the Planning Committee to take into account when considering this application, these should be forwarded to Development Services no later than noon of the day before the meeting. Any presentation material such as photographs or plans must be in Powerpoint format so that we can arrange for these to be displayed on the presentation screens.

**Viewing the virtual Planning Committee meeting:**

The agenda for the meeting will be published on the Council's website at <https://www.fenland.gov.uk/localgov/ieListMeetings.aspx?Committeeld=137> on the Wednesday before the meeting. You are welcome to view the meeting via YouTube ([www.youtube.com/user/FenlandCouncil](http://www.youtube.com/user/FenlandCouncil)).

Continued/...

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26 June 2023

Our ref: F/YR21/0981/F

It is recommended that, if you are not registered to speak at the meeting, you view the meeting virtually to limit the number of people present.

**If you want to speak at Planning Committee:**


You also have the right to speak at Planning Committee either in support of or against this proposal. Before doing this however you must first register your intention to do so by contacting Member Services on 01354 622285 or at [memberservices@fenland.gov.uk](mailto:memberservices@fenland.gov.uk) before noon on the day before the meeting is scheduled to take place.

**Speaking at Planning Committee:**

If you do intend to speak at Planning Committee please be advised that supporters and objectors are each only permitted to speak for a total of 5 minutes. So for example, should more than one person wish to speak against this application then they will only have a period of 5 minutes to share between them. As such you may wish to co-ordinate your presentation with others who want to participate.

Further information on the speaking arrangements for this meeting are available from Member Services or the Council's website (<https://www.fenland.gov.uk/article/14661/Planning-Committee>).

Yours faithfully



Richard Conroy  
Senior Planning Officer

**Data Protection Act 1998**

To provide you with our services we will need to record personal information, such as your name and address. This information will be kept securely and only accessed by approved staff. We will not share your information with anyone else without first telling you. Please note all planning files are public documents and are open for inspection. Applications are also displayed on the Fenland District Council website. If you would like more details about how we protect personal information then please contact our Data Protection Officer.



## Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 07929 786955 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

AW Site Reference:	179442/1/0130587
Local Planning Authority:	Fenland District
Site:	Land North Of Wenny Estate Chatteris Cambridgeshire
Proposal:	Land North Of Wenny Estate Chatteris Cambridgeshire
Planning application:	F/YR21/0981/F

**Prepared by:** Pre-Development Team

**Date:** 8 September 2021

### 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

The foul drainage from this development is in the catchment of Chatteris-Nightlayer Fen Water Recycling Centre that will have available capacity for these flows

### Section 3 - Used Water Network

Development may lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. In order to make an accurate network capacity assessment, we require a foul strategy showing the proposed pump discharge rate. We therefore request a condition on-site drainage strategy. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - 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. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

### 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.

4.5 From the 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. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. The applicant has indicated on their application form that their method of surface water drainage is via SuDS. 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-Planning Strategic Enquiry. The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals. We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. We please find below our SuDS website link for further information.

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

### Section 5 - Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

#### Used Water Sewerage Network (Section 3)

We have no objection subject to the following condition: Condition Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme. Reason To prevent environmental and amenity problems arising from flooding

## **FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:**

### **Next steps**

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.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

### **Foul water:**

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
  - Development size
  - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
  - Connecting manhole discharge location (No connections can be made into a public rising main)
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
- Feasible mitigation strategy in agreement with Anglian Water (if required)