

PPE-0224027 Maids Morton

20 March 2025 15:09

2010590

ppuk.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

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24/02780/VRC 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
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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)

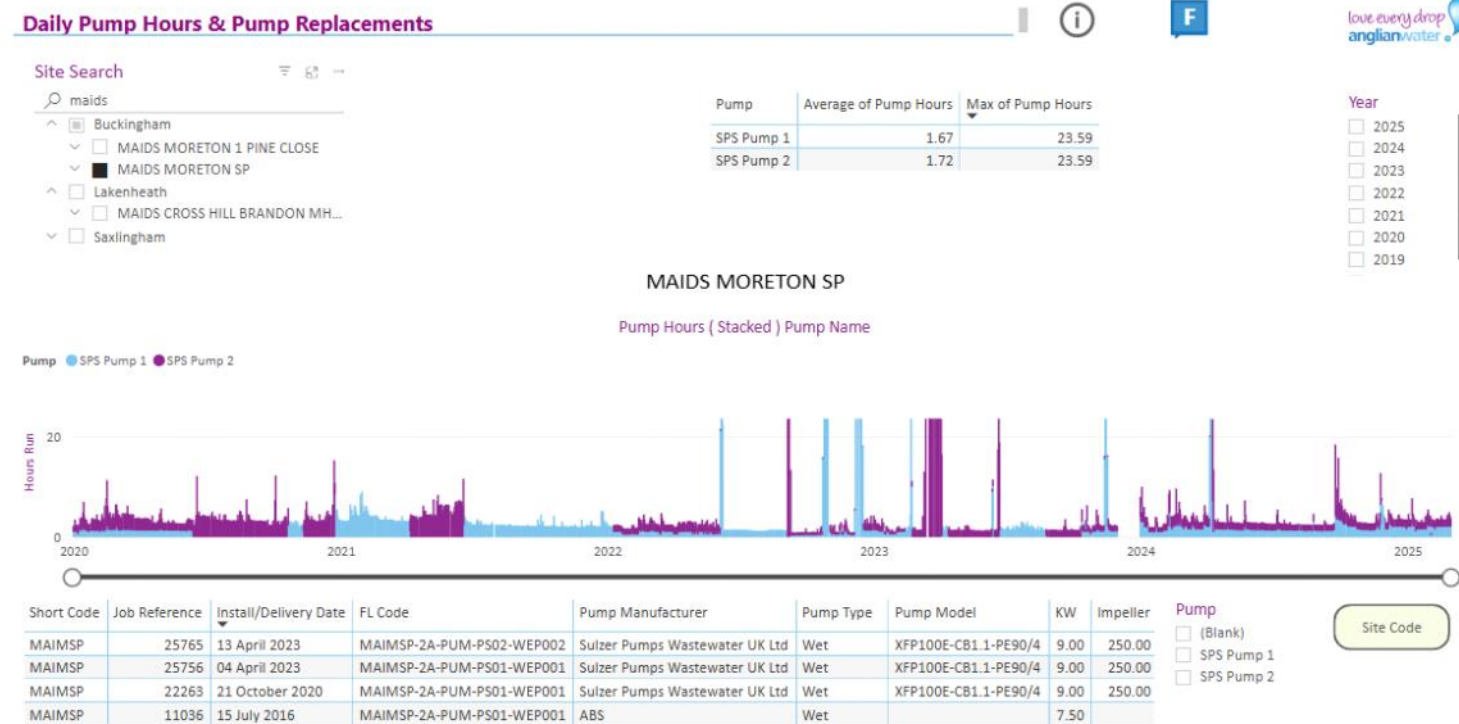
SP 70458 35659. The cover and invert levels for this manhole are unavailable in our asset record.

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

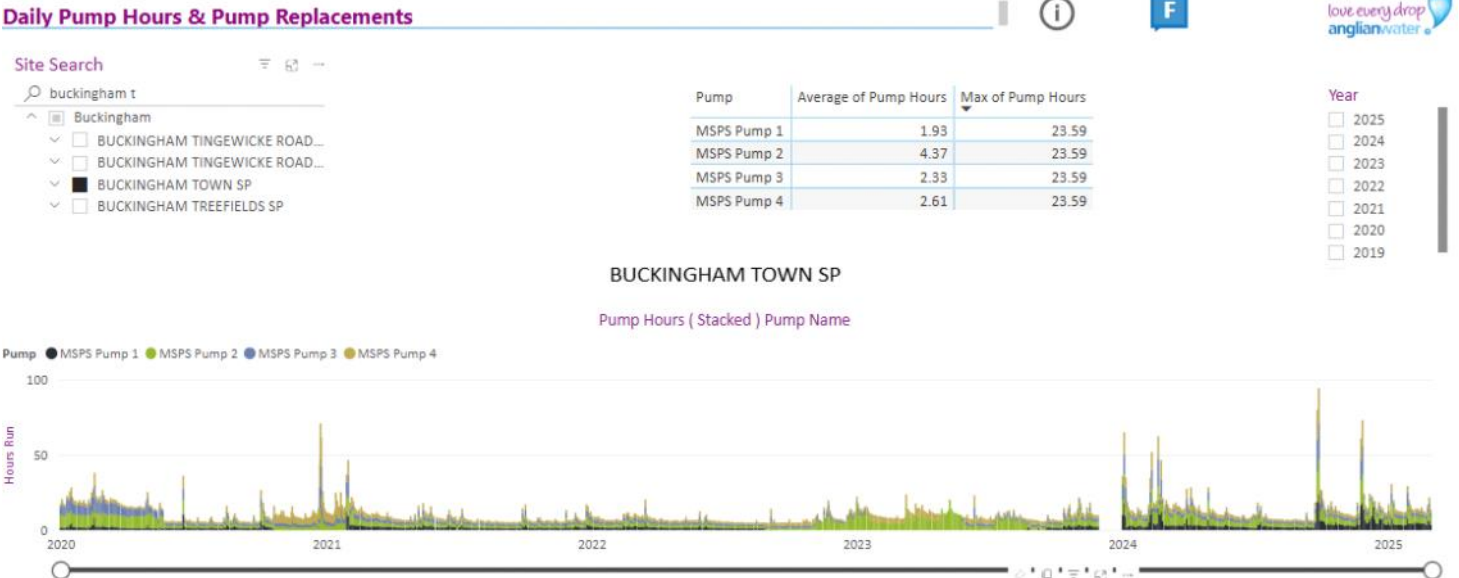
the connection will be determined with your detailed design. You should submit this detail with your Section 106 new connection application.
Anglian Water cannot reserve capacity and therefore you are recommended to formally apply for a connection at your earliest convenience. Please note that available 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



Splits at SP 69712 34451

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



Joins up at SP 70522 33768

BUCKINGHAM-RIVERSIDE TPS 152/5508=0.0276

Daily Pump Hours & Pump Replacements

Site Search

Search: buckingham-r
 Buckingham
 BUCKINGHAM-RIVERSIDE TPS

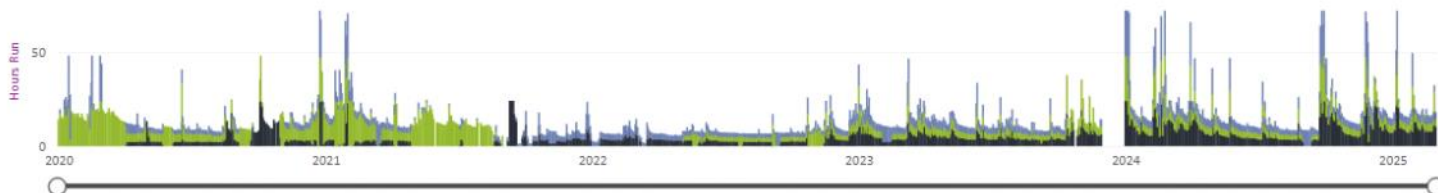
Pump	Average of Pump Hours	Max of Pump Hours
MSPS Pump 3	3.53	24.01
MSPS Pump 1	4.82	24.00
MSPS Pump 2	5.60	24.00

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

BUCKINGHAM-RIVERSIDE TPS

Pump Hours (Stacked) Pump Name

Pump: MSPS Pump 1 MSPS Pump 2 MSPS Pump 3



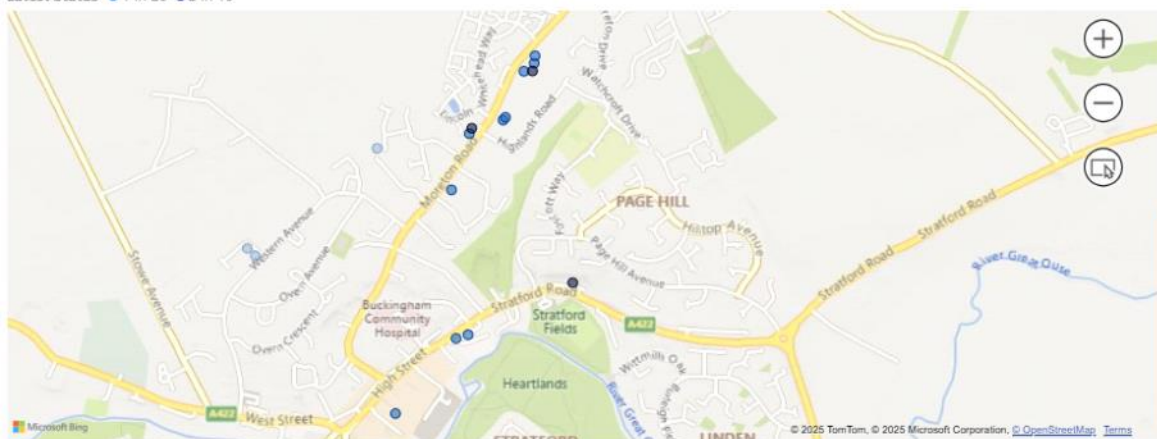
EDM Spill Data - Spills by year

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

Latest Incident Date



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

[REDACTED]
[REDACTED]
"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 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]
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.