EIA Scoping 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:	224082/1/0225221
Local Planning Authority:	Huntingdonshire District
Site:	Brookfield Farm Ermine Street Great Stukeley Huntingdon PE28 4AB
Proposal:	EIA Scoping request for major scale employment development for a maximum of 30% would be class B2 (General Industrial) amd the remainder would be class B8 (storage and distribution, both with ancillary office space.
Planning application:	25/70019/SCOP

Prepared by: Pre-Development Team

Date: 3 April 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.

WATER RECOURCES

Section 2 - Water Supply

The applicant has engaged with Anglian Water regarding the domestic water supply for the proposed development site. However the Scoping Report section 5.39 states that the construction and operation phases of the development, an assessment will be undertaken on Water Resource. We must advise that Non-domestic demand refers to water use of industrial processes (e.g. agri-food production or car washes), and there is no legal requirement for us to supply for this type of water usage where it might put at risk our ability to supply water for domestic purposes. Although Anglian Water does not have a statutory obligation to supply for non-domestic purposes, in these circumstances we factor into our Water Resources Management Plan and we do everything we can to support business in the region, with the help of the water retail market. Any application for non-domestic proposals requiring heavy water usage will need to demonstrate that sufficient water capacity is available through a Water Resources Strategy in consultation with us.
We have a restriction for non-domestic water supply of 20m3 per building. We therefore need to ensure the approved development does not exceed this and require a water resources statement which confirms demand will not exceed this.

To ensure domestic water supply is not jeopardized and to protect water resources and to ensure sustainable development, Anglian Water will request a condition at any future planning applications. The strategy will need to confirm non-domestic water is available to serve the development and should explore innovative solutions which may help reduce overall water demand

WASTEWATER SERVICES

Section 3 - Wastewater Treatment

This site is located within the catchment of the Huntingdon (Godmanchester) 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 Huntingdon (Godmanchester) WRC. Considering these concerns, we recommend that planning permission be refused on the grounds of insufficient infrastructure capacity and to prevent environmental harm. 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 7 (2020-2025) or AMP 8 (2025-2030). However, we may seek to promote investment through our future business plans

Section 4 - Used Water Network

The Scoping Report Hinchingbrooke Logistics Park V1 March 2025-section 5.36 that Anglian Water in 2013 pre-development report identified a suitable connection point for foul water drainage located adjacent to Stukeley Road Approximately 1.3km to the east of the proposed development. As this pre development report has now expired the applicant states that since this time a pre development enquiry was submitted to Anglian Water in February 2025 . Anglian water cannot accept a sustainable point of connection into the foul network as these flows will contribute to risk of flooding to downstream drainage assets and further consultation with Anglian Water is being undertaken. We encourage the applicant to continue to engage with Anglian Water, in order to define a sustainable point of connection for the proposed development site. Once the sustainable point of connection has been identified and a drainage strategy has been agreed with Anglian Water, the applicant will be required to submit a copy of the pre development report along with foul drainage strategy with any future planning application.

Section 5 - 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.

The Scoping Report Hinchingbrooke Logistics Park V1 March 2025 states that the site is existing greenfield with no known adopted drainage infrastructure present for both surface water and foul drainage.

Existing Watercourses and features are noted in the hydrological context section.

It is assumed the site's surface water run off currently drains to these existing features following the natural topography of the site via gravity. Anglian Water would expect a full surface water drainage strategy to be submitted to support any planning application

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). 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/

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