Reserved Matters 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:	142596/1/0232735
Local Planning Authority:	Huntingdonshire District
Site:	Wintringham Park Cambridge Road St Neots
Proposal:	Application for Reserved Matters Approval for construction of Village Street Primary Route, hard and soft landscaping, the creation of footways and cycleways, the installation of electrical substations, and all ancillary works
Planning application:	25/01021/REM

Prepared by: Pre-Development Team

Date: 7 October 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 DWF figures, as verified by the Environment Agency and add to this sites with planning consent.

Based on the above assessment St Neots WRC is flow non-compliant. However, as this site has planning consent we are obligated to accommodate the domestic flows and we will plan investment, in consultation with the Environment Agency. The responsibility for implementing enhancement to WRC to enable an amended flow permit rests entirely with Anglian Water. Our investment programme aims to ensure that the WRC flow permit is sufficient to accommodate new development within the catchment

Section 3 - Used Water Network

We have reviewed the Amended Wintringham Park Village Street and Utilities Infrastructure RMA Foul Water Drainage - Sheet 1 to 3 and these relate to onsite foul drainage Infrastructure.

The Phase 2 is part of already agreed wider strategy for Wintringham Park however we are unable to make comments on the onsite Foul Water Drainage as these assets are privately owned therefore we have no further comments to add to this reserved matters application which relates to Foul Water Drainage Utilities Infrastructure RMA

Section 4 - Surface Water Disposal

We have reviewed the submitted Amended Village Street Utilities Infrastructure RMA Proposed Surface Water Drainage and the proposed surface water outfall from the development site is into Wintringham Brook. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge.

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.