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:	220812/1/0223922
Local Planning Authority:	Huntingdonshire District
Site:	Land At Junction Of Harrison Way And Meadow Lane St Ives
Proposal:	Development of Use Class C2 Residential Accommodation with Care comprising 86 apartments for people aged 65 and over, communal facilities, associated landscaping, car parking, services and access from Meadow Lane
Planning application:	24/02275/FUL

Prepared by: Pre-Development Team

Date: 18 March 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 Ives WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.

Section 3 - Used Water Network-Condition

We have reviewed the submitted Drainage Strategy 69005-JPS-XX-XX-RP-C-001 REV P05 February 2025.

We can confirm that Anglian Water have planned investment within the St Ives catchment which is currently scheduled to be delivered in 2027. This investment will deliver improvements to the foul network downstream of the proposed development site.

As such we can now remove our objection and recommend a pre-occupation condition to ensure no connections are made until full delivery of this network scheme.

Condition: Prior to occupation written confirmation from Anglian Water must be submitted confirming the network improvements have been completed to ensure there is sufficient capacity to accommodate the foul flows from the development site.

Reason : To prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 180 of the National Planning Policy Framework

Section 4 - Surface Water Disposal

The applicant has indicated on their Drainage Strategy 69005-JPS-XX-XX-RP-C-0001 REV4 and Drainage Strategy 69005-JPS-XX-XX-RP-C-001 REV P05 February 2025 that their method of surface water drainage from the roof areasis via SuDS with an outfall directly to the Lakes and for the car park areas via infiltration.

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/

.