



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.

AW Site 168675/1/0170169

Reference:

Local Bedford (B)

Planning

Authority:

Site: Land North Of School Lane Roxton
Bedfordshire

Proposal: All reserved matters for the erection of 50 dwellings with associated landscaping, open space, vehicular access and parking provision pursuant to Outline planning permission 21/00014/MAO

Planning 21/03333/MAR
application:

Prepared by: Pre-Development Team

Date: 10 February 2023

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 Roxton Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

We have reviewed the applicant's submitted foul drainage strategy, 'Storm and Foul Water Drainage Layout DS_0704_08/DRA/Civils', and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. If the developer wishes Anglian Water to be the adopting body, the proposed pumping station will need to be designed in accordance with the Design and Construction Guidance. Details can be found on our website on the sewer adoptions page (anglianwater.co.uk). Technical details of the drainage strategy, including proposed pumped rate, will need to be raised at S104/S106 stage upon engaging with Anglian Water's drainage team. We request that we are consulted on any forthcoming application to discharge any conditions of the outline planning application 21/00014/MAO, to which this Reserved Matters application relates, that require the submission and approval of detailed foul drainage information.

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.

We have reviewed the applicant's submitted surface water drainage information, 'Storm and Foul Water Drainage Layout DS_0704_08/DRA/Civils', and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. 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. 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. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.