

APPLICATION NO: F/YR20/1235/O

SITE LOCATION: Land South Of, Bridge Lane, Wimblington

UPDATES

**1. Further comments - Anglian Water**

1.1 Anglian Water has provided a revised response in respect of this application, advising that the foul drainage from this development is in the catchment of Doddington Water Recycling Centre that will have available capacity for these flows. Further advice which is unchanged to that previously provided is also given in respect of used water network, surface water disposal and any nearby assets (see attached).

1.2 This supersedes the previous response as set out in section 5.3 of the Officer's report.

*Officer response*

1.3 The updated advice does not raise any material issues or affect the Officer's recommendation

**2. Resident comments**

2.1 1 further letter of objection received from a resident at Chapel Lane, Wimblington - raising the following concerns;

- Agricultural land
- Anti Social behaviour
- Density/Over development
- Design/Appearance
- Drainage
- Flooding
- Local services/schools - unable to cope
- Noise
- Out of character/not in keep with area
- Traffic or Highways and transport pollution
- Visual Impact
- Too much development for a village

2.2 *Officer response*

The comments are noted and it is considered that the above concerns have been considered in the Officer report.

**Resolution:**

Recommendation grant as per section 12 of the officer's report.

From: Planning Liaison <planningliaison@anglianwater.co.uk>  
Sent: 07 July 2021 10:14  
To: planning  
Subject: Planning application F/YR20/1235/0-Land South Of Bridge Lane  
Wimblington  
Cambridgeshire  
Attachments: PLN-0126482 - Planning Report.pdf

Good morning Gavin

Our reference: PLN-0126482

Your reference: F/YR20/1235/0

Please find attached our revised response for the above planning application.

This response supersedes

our previous responses.

Kind regards

Sandra

Sandra De Olim

Pre-Development Advisor

Mobile: 07929804300

Team: 07929 786 955

Email: [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

Website: <https://www.anglianwater.co.uk/developing/planning--capacity/>

Anglian Water Services Limited

Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6WT



## 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](mailto:planningliaison@anglianwater.co.uk)

AW Site Reference: 167925/1/0126482

Local Planning Authority: Fenland District

Site: Land South Of Bridge Lane  
Wimblington Cambridgeshire

Proposal: Erection of 88 residential dwellings with access off March Road

Planning application: F/YR20/1235/O

**Prepared by:** Pre-Development Team

**Date:** 7 July 2021

## 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 Doddington Water Recycling Centre that will have available capacity for these flows

### Section 3 - Used Water Network

This response has been based on the following submitted documents: Flood Risk Assessment and Outline Drainage Strategy. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

### 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.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. 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.