



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 165296/1/0217353
Reference:

Local Aylesbury Vale District
Planning
Authority:

Site: Land Off Walnut Drive And Foscombe Road
 Maids Moreton Buckinghamshire MK18
 1QQ

Proposal: Reserved matters being sought for
 appearance, landscaping, layout and scale
 for 153 dwellings on land off Walnut Drive
 and Foscombe Road and discharge of
 condition 22 and condition 8 of outline
 approval 16/00151/AOP.

Planning 23/01636/ADP
application:

Prepared by: Pre-Development Team

Date: 21 October 2024

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 Buckingham Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

When assessing the receiving water recycling centre's (WRC) dry weather flow (DWF) headroom we take an average flow over the past 5 years to take into account changing weather patterns. Where the average exceeds the WRC's permitted allowance we also take account of the following Environment Agency enforcement trigger - "has the DWF permit been exceeded in 3 of the last 5 years" – this must include non-compliance from the last annual data return. Based on the above assessment Buckingham WRC is flow non-compliant. However, it has been identified as a named growth scheme in our Business Plan with investment proposed for AMP 8 (2025-2030). Please note we are awaiting Ofwats final determination and our named schemes may be amended during this time. Our investment during the AMP cycles must remain within the limits as approved in our final business plan approval from Ofwat, due December 2024. We have submitted a list of named WRC growth schemes where we are prioritising investment in AMP8. We will monitor growth across all 1,100 of our WRC catchments and review risk of compliance performance against the permit. If, during the course of our Business Plan period there is a greater risk in other catchments we will review the named schemes, please note that any changes would need to be agreed with Ofwat and be in line with their triggers and guidelines."

Section 3 - Used Water Network

We have reviewed the applicant's submitted Drainage Statement DWH/MM/1 - Date: May 2023 updated 10.10.2024 and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. We request that we are consulted on any forthcoming application to discharge Condition(s) 13 of the outline planning application 16/00151/AOP to which this Reserved Matters application relates.

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 Drainage Statement DWH/MM/1 - Date: May 2023 updated 10.10.2024 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.