

[REDACTED]

From: [REDACTED]@buckinghamshire.gov.uk>
Sent: 19 December 2024 15:32
To: Planning Liaison; [REDACTED]
Subject: RE: 23/01636/ADP and 23/02826/ADP Maids Moreton reserved matters applications
- Foul water

Follow Up Flag: Follow up
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Categories: [REDACTED], Planning

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EXTERNAL MAIL - Please be aware this mail is from an external sender - THINK BEFORE YOU CLICK

Hi [REDACTED]

I understand that Ofwat have approved your Business Plan. I appreciate that this news has just been released but I wonder if you are able to advise of timelines now for carrying out the upgrades to the Buckingham WRC, or if not when this may be known? I am still dealing with the reserved matters scheme for the Maids Moreton site (23/01636/ADP) and it would be helpful to understand this.

I look forward to hearing from you.

Kind regards

[REDACTED]

[REDACTED]

Principal Planning Officer, Built Environment

Tel: [REDACTED]

[REDACTED]@buckinghamshire.gov.uk

(Mon-Fri [REDACTED])

Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF



From: Planning Liaison
Sent: 26 July 2024 10:08
To: [REDACTED]
Subject: RE: RE: [EXTERNAL] RE: 23/01636/ADP and 23/02826/ADP Maids Moreton reserved matters applications - Foul water

Good morning [REDACTED]

Thank you for your email regarding Buckingham WRC

We are unable to disclose any specifics regarding our WRC investment schemes as these discussions are still ongoing however please find below website link to our Anglian Water's Business Plan for AMP8 (2025-2030) [summary-of-our-plan.pdf \(anglianwater.co.uk\)](https://www.anglianwater.co.uk/summary-of-our-plan.pdf)

Kind Regards

[REDACTED]
Planning Coordinator

Mobile: [REDACTED]

Team: [REDACTED]

Anglian Water Services Limited

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



For further information please email us at planningliaison@anglianwater.co.uk or visit our website at: <https://www.anglianwater.co.uk/developing/planning--capacity/planning-and-capacity/>

From: [REDACTED]@buckinghamshire.gov.uk>

Sent: Wednesday, July 24, 2024 4:57 PM

To: Planning Liaison <planningliaison@anglianwater.co.uk>; [REDACTED]@anglianwater.co.uk>

Subject: RE: [EXTERNAL] RE: 23/01636/ADP and 23/02826/ADP Maids Moreton reserved matters applications - Foul water

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Hi

Further to my email, I understand that Anglian Water are obligated to handle additional flows, with funding from customer bills, but that you have identified Buckingham WRC as requiring investment in your Drainage and Wastewater Management Plan and your draft Business Plan. Although these plans are subject to OFWAT approval, are you able to provide details of the upgrade schedule for the WRC please?

Kind regards

[REDACTED]

[REDACTED]

Principal Planning Officer, Built Environment

Tel: [REDACTED]

[REDACTED]@buckinghamshire.gov.uk

(Mon-Fri [REDACTED])

Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF



From: [REDACTED]

Sent: Monday, July 22, 2024 7:55 PM

To: planningliaison@anglianwater.co.uk

Subject: FW: [EXTERNAL] RE: 23/01636/ADP and 23/02826/ADP Maids Moreton reserved matters applications - Foul water

Hi

I have received an out of office message from [REDACTED] is someone else able to assist me in her absence please?

Kind regards

[REDACTED]

[REDACTED]

Principal Planning Officer, Built Environment

Tel: [REDACTED]

[REDACTED]@buckinghamshire.gov.uk

(Mon-Fri [REDACTED])

Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF



From: [REDACTED]

Sent: Monday, July 22, 2024 7:53 PM

To: [REDACTED]@anglianwater.co.uk>

Subject: RE: [EXTERNAL] RE: 23/01636/ADP and 23/02826/ADP Maids Moreton reserved matters applications - Foul water FAO [REDACTED]

Hi [REDACTED]

Thank you for your response on this matter. I would appreciate a chat on this just to make sure I am understanding the situation correctly so that I can report it clearly in my Officer's report. Are you able to provide me with a contact number please so I can call you.

Kind regards

[REDACTED]

[REDACTED]

Principal Planning Officer, Built Environment

[REDACTED]

[REDACTED] [@buckinghamshire.gov.uk](mailto:[REDACTED]@buckinghamshire.gov.uk)

(Mon-Fri [REDACTED])

Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF



From: [REDACTED] [@anglianwater.co.uk](mailto:[REDACTED]@anglianwater.co.uk)>

Sent: Wednesday, July 3, 2024 2:20 PM

To: [REDACTED] [@buckinghamshire.gov.uk](mailto:[REDACTED]@buckinghamshire.gov.uk)>

Subject: [EXTERNAL] RE: 23/01636/ADP and 23/02826/ADP Maids Moreton reserved matters applications - Foul water FAO [REDACTED]

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Dear [REDACTED]

Thank you for your email.

Our response stating the drainage strategy is acceptable to us relates to the local foul network, it does not relate to the receiving water recycling centre (WRC), which is Buckingham WRC.

Buckingham WRC does not currently have dry weather flow headroom to accommodate the additional flows from this development site. However, as the site has outline permission Anglian Water is obligated to accommodate the additional flows. This process is managed by us, and the funding comes from customer bills. It is not a process the developer can engage in or have any influence.

We have identified Buckingham WRC as requiring investment in our Drainage and Wastewater Management Plan and our draft Business Plan. However, our Business Plan is subject to Ofwat approval, and our planned investment will have to change if Ofwat does not agree with what we have proposed. Final determination is in December. Our Business Plan covers the period 2025-2030 and we cannot guarantee that the proposed investment strategy does not change due to risks and prioritisation.

In summary we have no committed investment at Buckingham WRC and it does not currently have headroom to accommodate the additional flows.

If you would like to discuss further please let me know.

Kind regards



[REDACTED]
Planning Manager

Anglian Water Services Limited
Growth, Planning & Capacity Team
Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT



From: [REDACTED]@buckinghamshire.gov.uk>
Sent: Monday, June 24, 2024 2:56 PM
To: Planning Liaison <planningliaison@anglianwater.co.uk>
Subject: 23/01636/ADP and 23/02826/ADP Maids Moreton reserved matters applications - Foul water FAO
[REDACTED]
Importance: High

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Dear [REDACTED]

I am the Case Officer for these reserved matters planning applications (dual applications). At the outline planning application stage (ref 16/00151/AOP), planning permission was given subject to the condition below:

13. The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include a foul water drainage scheme for the site. The scheme shall include a waste water treatment capacity assessment to identify the need for any infrastructure upgrades and a programme for carrying out the works to inform site delivery. No part of the development shall be occupied until confirmation has been provided to the local planning authority that the scheme and programming of any wastewater upgrades required to accommodate the additional flows from the development have been agreed with Anglian Water; and all wastewater upgrades required to accommodate the additional flows have been completed. The development shall be carried out in accordance with the approved details.

Reason: Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents in accordance with policy I5 and D-MMO006 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework.

Having regard to the above, as part of the reserved matters submissions, a waste water treatment capacity assessment was required to be submitted to identify the need for any infrastructure upgrades and a programme for carrying out the works to inform site delivery.

The last comments I received from Anglian Water on this application stated that 'We have reviewed the applicant's submitted document, Engineering Layout DWH/MM/101 Rev A, and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage.' My concern is to ensure that the applicants are meeting the requirements of the planning condition imposed, as set out above and based on the detail they have submitted. We did consult Anglian Water on the updated details on 5th April 2024 (attached), but have not received any updated comments.

I would be grateful if you could review the updated details submitted (for both duplicate applications) and come back to me please. In particular I wish to understand whether you are satisfied of their assessment in respect of the need for any upgrades and whether there is a programme for carrying out the works.

FYI, in respect of surface water drainage, the LLFA are satisfied that the principles agreed at the outline stage are adequately carried forward into the reserved matters applications. The approval of the detailed design of the surface water drainage scheme is secured under the Section 106 agreement and these details are yet to be submitted by the applicant, being required prior to the commencement of the development. The Fifth Schedule contains the SuDS obligations and officers will ensure through this process the surface water drainage scheme will be designed to have adequate capacity to manage surface water runoff from the proposed development up to the 1 in 100 year plus climate change event in line with local and national policy such that it will not result in an increase flood risk elsewhere.

I look forward to hearing from you as soon as possible, but please come back to me should you have any queries regarding the above.

Kind regards

[Redacted]

[Redacted]

Principal Planning Officer, Built Environment

Tel: [Redacted]

[Redacted] [@buckinghamshire.gov.uk](mailto:[Redacted]@buckinghamshire.gov.uk)

(Mon-Fri [Redacted])

Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF



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