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:	224665/1/0226139
Local Planning Authority:	South Norfolk District
Site:	Land North Of Church Road Aslacton Norfolk
Proposal:	Outline planning application with all matters reserved (except access) for the erection of up to 36 dwellings, including amenity space, landscaping and all associated infrastructure.
Planning application:	2025/1150

Prepared by: Pre-Development Team

Date: 13 May 2025

ASSETS

Section 1 - Assets Affected - Condition

We need to inform you that a 127mm rising main sewer and a 4inc water mains pipe crossing the development site and will be affected by the proposed development. Anglian Water does not permit this asset to be located within the curtilage of sensitive development (such as dwellings & cafes) and we don't permit permeable paving or suds features over our assets. This asset(s) should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance is possible. We have reviewed the submitted Illustrative Layout Plan and Concept Landscape Plan and the applicant does not state the easements required for the rising main sewer crossing the site. The easement require is 3m from either side of the sewer. These plans do not take into account the watermains pipes which are also located on site. The easement require for these watermains pipe is 4.5m overall easements. If these easements cannot be met the applicant is require to submit a watermains diversion application and a sewer diversion application to Anglian Water. Further Information on diversions can be found on these below links: Water: Water mains diversion and Sewers: Diverting a public sewer

In order to ensure our asset is protected we recommend a planning condition be applied if permission is granted:

Condition: Prior to the commencement of development a site layout plan detailing the location of existing drainage assets, and any proposed asset diversion, should be submitted to and approved by the local planning authority, in consultation with Anglian Water.

Reason: In order to ensure on-going maintenance is possible all existing drainage assets should be located in areas of public open space and/or adoptable highways

WASTEWATER SERVICES
Section 2 - Wastewater Treatment

When assessing the receiving water recycling centre's (WRC) dry weather flow (DWF) headroom we take the latest Q90 DWF figures, as verified by the Environment Agency and add to this, sites with planning consent. Based on the above assessment Long Stratton WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.

Nutrient Neutrality

The outfall for Long Stratton WRC discharges within the Natural England Nutrient Neutrality boundary. Please find our Nutrient Neutrality Statement on our website (anglianwater.co.uk) which provides details of Anglian Water's role within the process. We recommend that applicant contacts the local planning authority for advice at the earliest opportunity. If applicant requires a copy of the WRC permit please request it via emailing planningliaison@anglianwater.co.uk

Technically Achievable Limits (TAL)

Long Stratton water recycling centre is included in our nutrient removal programme and will be designed to technically achievable limits (TAL). For the majority of WRCs in this programme this will be for phosphorous removal where TAL is 0.25mg/l. When both TAL and DWF capacity constraints are forecast at a WRC, either due to housing/non-domestic growth or infiltration into the network then alternative options will need to be considered. Some WRCs will be either too remote or not near another WRC with capacity. The impact of environmental pressures, including sites at technical achievable limits, and the approach required to enable future sustainable growth is something we will continue to discuss with the Environment Agency and key stakeholders, including local planning authorities. Where TAL impacts on the DWF headroom and our ability to accommodate future growth we may start objecting, if we are not doing so already, to planning applications in the impacted catchments.

Section 3 - Used Water Network - Objection

Anglian Water OBJECTS to any connection into our foul network from the proposed development, due to capacity constraints and pollution risk.

In order to overcome our objection, the applicant is required to continue to engage with Anglian Water in order to define a Sustainable Point of Connection (SPOC). This will avoid the constrained network which could cause pollution and flood risk downstream. The developer is to be responsible for the infrastructure to convey foul water flows from the proposed development to the receiving network. Once a SPOC has been identified and a strategy has been agreed with Anglian Water, we would expect the applicant to submit the agreed strategy to Local Planning Authority as part of their submitted documents for this application, we will the review and respond appropriately. Anglian Water is committed to supporting sustainable growth and in doing so we must continue to meet the statutory obligations whilst balancing factors such as climate change as environmental protection.

However, if the LPA are minded to approve the application, despite our objection and risk of pollution, we recommend the following condition is applied:

Condition: no development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the local Planning Authority, in consultation with Anglian Water. This strategy will identify a sustainable point of connection to the public foul network. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: to protect water quality, 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

From the Flood Risk Assessment and SuDS Report March 2025 , Utilities and Wastewater Assessment CCE/ZE851/UWA-01 Part 1 and Part 2 submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. We must also advise that Anglian Water has no designated surface water sewers in the area of the proposed development and will not permit surface water connection into our designated foul sewers. Therefore we are unable to offer a surface water solution at a later stage. As such, we are unable to provide comments in 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.