Section 5 - Useful information

Water Industry Act – Key used water sections

Section 98:

This provides you with the right to requisition a new public sewer. The new public sewer can be constructed by Anglian Water on your behalf. Alternatively, you can construct the sewer yourself under section 30 of the Anglian Water Authority Act 1977.

Section 102:

This provides you with the right to have an existing sewerage asset vested by us. It is your responsibility to bring the infrastructure to an adoptable condition ahead of the asset being vested.

Section 104:

This provides you with the right to have a design technically vetted and an agreement reached that will see us adopt your assets following their satisfactory construction and connection to the public sewer.

Section 106:

This provides you with the right to have your constructed sewer connected to the public sewer.

Section 185

This provides you with the right to have a public sewerage asset diverted.

Details on how to make a formal application for a new sewer, new connection or diversion are available on our website or via our Development Services team on **0345 60 66 087**.

Sustainable drainage systems

Many existing urban drainage systems can cause problems of flooding, pollution or damage to the environment and are not resilient to climate change in the long term.

Our preferred method of surface water disposal is through the use of Sustainable Drainage Systems or SuDS.

SuDS are a range of techniques that aim to mimic the way surface water drains in natural systems within urban areas. For more information on SuDS, please visit our website

We recommend that you contact the Local Authority and Lead Local Flood Authority (LLFA) for your site to discuss your application.

Private sewer transfers

Sewers and lateral drains connected to the public sewer on the 1 July 2011 transferred into Water Company ownership on the 1 October 2011. This follows the implementation of the Floods and Water Management Act (FWMA). This included sewers and lateral drains that were subject to an existing Section 104 Adoption Agreement and those that were not. There were exemptions and the main non-transferable assets were as follows:

Surface water sewers and lateral drains that do not discharge to the public sewer, e.g. those that discharged to a watercourse.

Foul sewers and lateral drains that discharged to a privately owned sewage treatment/collection facility.

Pumping stations and rising mains will transfer between 1 October 2011 and 1 October 2016.

The implementation of Section 42 of the FWMA will ensure that future private sewers will not be created. It is anticipated that all new sewer applications will need to have an approved section 104 application ahead of a section 106 connection.

It is anticipated that all new sewer applications will need to have an approved Section104 application ahead of a Section 106 connection

Encroachment

Anglian Water operates a risk based approach to development encroaching close to our used water infrastructure. We assess the issue of encroachment if you are planning to build within 400 metres of a water recycling centre or, within 15 metres to 100 metres of a pumping station. We have more information available on our website

Locating our assets

Maps detailing the location of our water and used water infrastructure including both underground assets and above ground assets such as pumping stations and recycling centres are available from digdat

All requests from members of the public or non-statutory bodies for maps showing the location of our assets will be subject to an appropriate administrative charge.

We have more information on our website

Charging arrangements

Our charging arrangements and summary for this year's water and used water connection and infrastructure charges can be found on our website

Section 6 - Disclaimer

The information provided in this report is based on data currently held by Anglian Water Services Limited ('Anglian Water') or provided by a third party. Accordingly, the information in this report is provided with no guarantee of accuracy, timeliness, completeness and is without indemnity or warranty of any kind (express or implied).

This report should not be considered in isolation and does not nullify the need for the enquirer to make additional appropriate searches, inspections and enquiries. Anglian Water supports the plan led approach to sustainable development that is set out in the National Planning Policy Framework ('NPPF') and any infrastructure needs identified in this report must be considered in the context of current, adopted and/or emerging local plans. Where local plans are absent, silent or have expired these needs should be considered against the definition of sustainability holistically as set out in the NPPF.

Whilst the information in this report is based on the presumption that proposed development obtains planning permission, nothing in this report confirms that planning permission will be granted or that Anglian Water will be bound to carry out the works/proposals contained within this report.

No liability whatsoever, including liability for negligence is accepted by Anglian Water or its partners, employees or agents, for any error or omission, or for the results obtained from the use of this report and/or its content.

Furthermore, in no event will any of those parties be liable to the applicant or any third party for any decision made or action taken as a result of reliance on this report.

This report is valid from the date issued and the enquirer is advised to resubmit their request for an up to date report should there be a delay in submitting any subsequent application for water supply/sewer connection(s). Our pre-planning reports are valid for 12 months, however please note Anglian Water cannot reserve capacity and available capacity in our network can be reduced at any time due to increased requirements from existing businesses and houses as well as from new housing and new commercial developments.

My ref: FR/23-000387
Your ref: 23/03204/OUT
Date: 04/09/2023
Doc no: 201109611
Officer: **Jessica Gething**
E Mail: **Jessica.Gething@cambridgeshire.gov.uk**

Executive Director: Frank Jordan
Place and Sustainability
Historic & Natural Environment

Cuma Ahmet
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

New Shire Hall
Emery Crescent
Enterprise Campus
Alconbury Weald
PE28 4YE

Proposal: Outline application (with all matters reserved) for the demolition of existing buildings and structures and redevelopment of the site for a new local centre (E (a-f), F1(b-f), F2(b,d)), open space and employment (office and laboratory) floorspace (E(g)(i)(ii) to the ground floor and employment floorspace (office and laboratory) (E(g)(i)(ii) to the upper floors, along with supporting infrastructure, including pedestrian and cycle routes, vehicular access, car and cycle parking, servicing areas, landscaping and utilities. (The Development is the subject of an Environmental Impact Assessment)

Beehive Centre Coldhams Lane Cambridge CB1 3ET Cambridgeshire

Comments from Lead Local Flood Authority (LLFA)

Dear Cuma,

Thank you for your consultation which we received on 24th August 2023.

At present we **object** to the grant of planning permission for the following reasons:

1. **Hydraulic calculations**
The applicant has provided hydraulic modelling for the proposed impermeable areas across the site. It is noted that the Cv values for the winter and summer storms have been input as 0.84 and 0.75 respectively. However, as the modelling is for the impermeable area, these values should be set to 1 to account for the total runoff during storm events.

In accordance with the latest climate change peak rainfall intensity allowances, a climate change allowance should be incorporated into the surface water management scheme for the 3.3% annual exceedance probability rainfall event. The allowance used should be based on the lifetime of the development and therefore should include a 35% climate change allowance on the 3.3% AEP hydraulic calculations.

2. **Exceedance flow paths**
In the event of blockage, exceedance flow paths need to include flood volumes, depths, velocities, and extents, these should be mapped onto a topographical plan of the site. Levels on the topographical plan should represent the post-development situation.

3. **Inappropriate discharge rate**
The proposed discharge rate of 82.2 l/s is excessive when compared to greenfield runoff rate of 36.6 l/s. As outlined in paragraph 6.3.8 of the SPD, brownfield (previously developed land) sites must reduce the existing runoff from the site as part of the redevelopment. Where possible, to provide betterment, redevelopments should look to reinstate greenfield runoff rates.

4. **Sewer undertaker consent required**
The applicant plans to discharge surface water from the site into an existing Private surface water network then into an existing Anglian Water surface water network. However, an 'in-principle' agreement from the sewer undertaker is required to discharge into their system at an agreed rate.

Informatives

Signage
Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.

Green Roofs
All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

Pollution Control
Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Assistance For Developers

- Cambridgeshire County Council has a surface water guidance document which is available to view here. This document provides checklists and templates to help ensure you include sufficient information within your drainage strategies. Following this guidance will help reduce the risk of an objection which can hold up a planning application.

- We also offer a pre-application service which enables you to discuss your drainage proposals with the LLFA Officers prior to submission of a formal application.

Yours sincerely,

H Tandy

Hilary Tandy
Flood Risk Business Manager

If you have any queries regarding this application, please contact the Officer named at the top of this letter (contact details are above).

Please note: We are reliant on the accuracy and completeness of the reports in undertaking our review and can take no responsibility for incorrect data or interpretation made by the authors.

I. LLFA Surface Water Drainage Pro-Forma

4.2 Outline Applications

4.2.1 Further detail has been provided on some items within this table. They are provided later in the document or can be accessed by clicking on the hyperlinks.

	Outline	(ü)
1	Type of development (e.g. new development, extension to existing development, change of use)	Section 1 Section 3
2	Status of site (i.e. greenfield or previously developed)	Section 1
3	Total site area (ha)	Section 1.4
4	Existing impermeable area (ha)	Section 6.12
5	Proposed impermeable area / developable area (ha) (including an allowance for urban creep)	Section 6.2
6	Description of site topography	Section 1.6
7	Identification of watercourses within vicinity of site and their outfalls and associated flood risk	Section 1.9
8	Description of ground conditions (using site investigation reports where available) including information regarding geology and groundwater depth	Section 1.11
9	Identification of any surface water flood risk	Section 4.5
10	Existing site drainage arrangements	Section 6.1
11	Proposed method of surface water disposal (using drainage hierarchy) & supporting evidence	Section 6.16
12	Existing runoff rates (l/s/ha)	Section 6.12
13	Proposed runoff rates (l/s/ha)	Section 6.27
14	Existing runoff volumes (m^3/ha)	Appendix E
15	Proposed runoff volumes (m^3/ha)	Appendix G
16	Required volume of attenuation (m^3 per m^2 of impermeable area)	Table 8
17	Appropriate consideration of climate change	Section 2.0
18	Preliminary SuDS proposals (type, location, size)	Appendix F
19	Infiltration test results in accordance with BRE365 (if proposing infiltration) **or** second viable option for surface water disposal if testing has not been undertaken	
20	Water Quality	Section 7
21	Evidence of in principle agreement from third party if discharging into their system	Section 11

22	Preliminary site layout plans (including SuDS features)	Appendix F
23	Details of proposed phasing (if applicable) and how each phase will be delivered in relation to the strategic surface water drainage strategy	Section 9.0

4.3 Full Applications

4.3.1 Further detail has been provided on some items within this table. They are provided later in the document or can be accessed by clicking on the hyperlinks.

	Full	(ü)
1	Type of development (e.g. new development, extension to existing development, change of use etc.)	
2	Status of site (i.e. greenfield or previously developed)	
3	Total site area (ha)	
4	Existing impermeable area (ha)	
5	Proposed impermeable area / developable area (ha) (including an allowance for urban creep)	
6	Description of site topography	
7	Identification of watercourses within vicinity of site and their outfalls and associated flood risk	
8	Description of ground conditions (using site investigation reports where available) including information regarding geology and groundwater depth	
9	Identification of any surface water flood risk & proposed mitigation	
10	Existing site drainage arrangements	
11	Proposed method of surface water disposal (using drainage hierarchy) & supporting evidence	
12	Existing runoff rates (l/s/ha)	
13	Proposed runoff rates (l/s/ha)	
14	Existing runoff volumes (m^3/ha)	
15	Proposed runoff volumes (m^3/ha)	
16	Total required volume of attenuation (m^3)	
17	Appropriate consideration of climate change	
18	SuDS proposals (type, location, size)	
19	Infiltration test results in accordance with BRE365 (if proposing infiltration) **or** second viable option for surface water disposal if testing has not been undertaken	

UK and Ireland Office Locations