

_planningadvice

From: Andrew <andrew@o-l-ltd.co.uk>
Sent: 24 August 2019 15:31
To: _planningadvice
Cc: James Sims; john.hemingway@arcosconsultancy.com; Ronnie; Andy Richardson; mark@srcltd.com
Subject: Proposed Pack-house extension and relocation of staff parking (A1342)
Attachments: 329316_A3_Wastewater.pdf; 329316_A3_Clean Water.pdf; Anglian Water Comments.pdf

This message originated from outside your organization

Dear Sirs

SHDC Ref: H14-0673-19

We note from your website that comments have been received from Anglian Water in respect of the above application. With regard to these comments we would provide initial responses as follows:

Section 1 – Assets Affected

We have obtained and attach hereto copies of Anglian Water's Asset plans for both Clean water (supply) and Wastewater (foul and surface).

Clean Water

The clean water main is shown located within the edge of Pudding Lane running along the west edge of that part of the J O Sims site that is on the east side of the road. The current proposals are contained entirely within the applicant's site boundary and do not encroach upon either the road or the footpath. No built development is proposed close to this boundary. The only relevant development is the relocated car park which is of simple gravel finish. The applicant therefore does not believe that this will impact upon the clean water supply route.

Wastewater

A foul water main is shown within Pudding Lane and enters the application site at its vehicular access point direct from the road. The plan shows a public pumping station within the car park area of the applicant's site from which a pumped rising main appears to head north before turning east along the south edge of Wardentree Lane. The pumping station covers have been identified on site (they are locked and are therefore inaccessible except presumably by Anglian Water's own operatives). The rising main must already run beneath the car park but only along the very edge nearest Pudding Lane. The proposed building works (pack-house extension) are remote from this and will therefore have no impact. The works to relocate car park B as an extension of car park A are closer to the pumping station but no closer than the existing access area / car park in which it already stands. Whilst the car park is being extended northward it is not believed that this will be of significant detriment to the rising main since the finish to the new car park area simply replicates what is already there. The main appears to skirt the west edge of the site against the very west edge of the car park. The applicant does not therefore believe that the works will impact upon the main or pumping station. The correspondence relates to dwellings within 15m of the apparatus however our proposal does not involve buildings of any type within 15m, so this does not appear entirely relevant.

Section 2 – Wastewater Treatment

We have forwarded these comments to the project engineer and have requested a response.

Section 3 – Used Water Network

We have forwarded these comments to the project engineer and have requested a response.

Section 4 – Surface Water Disposal

We have forwarded these comments to the project engineer and have requested a response.

We will correspond further once feedback has been received from the project engineer.

Kind regards

Andrew Oglesby
BA (Hons) Dip. Arch. RIBA Chartered Architect
For and on behalf of Oglesby & Limb Ltd.
Suite 1 Market Chambers
12 Market Place
Spalding
Lincolnshire
PE11 1SL
Tel: +44 (0) 1775 761196

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Development Services

Thorpe Wood House, Thorpe Wood.

Peterborough, Cambridgeshire PE3 6WT

Telephone: 0345 606 6087 option 1

Telephone: 0343 606 6087 option 1

www.anglianwater.co.uk



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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 03456 066087, Option 1 or email planningliaison@anglianwater.co.uk

AW Site Reference:	149995/1/0064670
Local Planning Authority:	South Holland District
Site:	J O SIMS LTD PUDDING LANE PINCHBECK SPALDING PE11 3TJ
Proposal:	Proposed pack-house extension and relocation of staff parking
Planning application:	H14-0673-19

Prepared by: Pre-Development Team

Date: 9 August 2019

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.

The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated.

Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station.

The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Spalding Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

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.

FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Foul water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
 - Development size
 - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
 - Connecting manhole discharge location (No connections can be made into a public rising main)
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
- Feasible mitigation strategy in agreement with Anglian Water (if required)

Surface water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
 - Development hectare size
 - Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website -<http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation> . For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
 - Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)