Statement on behalf of JGP Properties Ltd – Land at Main Road, Long Bennington

Introduction

1. This statement has been made on behalf of JGP Properties Ltd in respect of the site at Main Road, Long Bennington, which is recommended for allocation in the first phase of the Site Allocations Plan under Site Ref: LSC1f.

2. This statement relates to the Inspector’s Examination Agenda for Session 7 which raises the following question in respect of Site LSC1f:

   • Has the phasing of the site taken full account of drainage issues?

South Kesteven Detailed Water Cycle Study – November 2011

3. The publication of SKDC’s Detailed Water Cycle Study provided an assessment of the capacity of the sewer network. Section 9.24 of that report, ‘ Proposed Growth Implementation Strategy’ noted that Long Bennington:

   “is severely restricted by the need for major sewerage upgrades that could take 5 years to deliver starting in 2015, once the investment plan has been finalised in 2014. Any further development would increase the risk of, and be vulnerable to, sewer flooding until a strategic solution is implemented.”

Anglian Water Pre-development Enquiry – December 2011

4. In response to those findings and in light of the pending outline application (Ref: S11/2002/MJRO), advice was sought from Anglian Water and a Pre-Development Enquiry was submitted. The results of that enquiry were provided in January 2012 (Appendix A), and were subsequently submitted to the Council in response to the Water Cycle Study Consultation between 16 December 2011 and 20 January 2012. The main findings of the report are summarised as follows:

   • Public foul and surface water sewers are within close proximity of the development site boundary
• Long Bennington Sewage Treatment Works has available capacity for foul drainage from the proposed development

• The sewerage system has, at present, available capacity for gravity flows from the proposed development site

• There have been no instances of flooding in the vicinity of the development site that can be attributed to the public sewerage system

**Foul Sewerage Network**

5. Development within the first phase of the Site Allocations Plan is possible due to the site’s location at the north eastern end of Long Bennington. Foul sewage from the site would discharge to the foul sewer on Westborough Lane which falls within a sewer network that discharges to a pumping station found on (Wheatsheaf Lane) before it gets to the Waste water Treatment Works on Bennington Lane. This separate catchment does not suffer from the same capacity issues in Long Bennington as highlighted in the Detailed Water Cycle Study. The Environment Agency has subsequently removed their objection to the scheme on grounds of potential pollution and sewer flooding (Appendix B).

**Surface Water Disposal**

6. A Flood Risk Assessment has been prepared to support the outline application. Within that assessment an outline drainage strategy incorporating SuDS techniques has been prepared which would provide the required attenuation for a 1 in 100 year plus climate change flood event. The Environment Agency confirmed by letter that the strategy proposed was in accordance with the guidance within Annex E of PPS25 and have no objection to the scheme on flood risk grounds subject to a detailed water scheme being submitted prior to completion of development (Appendix C).
Appendix A
PRE DEVELOPMENT REPORT PREPARED FOR

Mr J Birchall

Clear Environmental Consultants

3 Wentworth House
Vernon Gate
Derbyshire
DE1 1UR

Site: Land off Main Road, LONG BENNINGTON
Proposal: 35 dwellings

Date: 03 January 2012

If you would like to discuss any of the points in this report please contact Denise Harding on 01733 414607 or email planningliaison@anglianwater.co.uk

Important Notice

This report is based on the best current information available. This may change if there is further development in the area or for other reasons. You are advised therefore to renew your enquiry should there be a delay in submitting your application for water supply/sewer connection to re-confirm the situation. The information contained in this report may be used to support an application for planning permission.
Contents

1. Assets within or close to the boundary of the development site

2. Water Services

3. Wastewater Services

4. Budget costs

5. Useful Information

6. Water efficiency

7. Request for refund of pre development enquiry fee form
1. ASSETS WITHIN OR CLOSE TO THE BOUNDARY OF THE SITE

1.1. Anglian Water’s records show that there public foul and surface water sewers close to the boundary of the Development Site. No development will be permitted either over or close to/within the easement strip, the extent of which is detailed in the table below without the prior consent of Anglian Water. Please be aware that the existing water public sewers should be located in highway or open space (not in private gardens) to ensure access for maintenance and repair and this must be taken into consideration when considering your site layout.

<table>
<thead>
<tr>
<th>Wastewater</th>
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<th>Easement Required (m)</th>
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<tbody>
<tr>
<td>Sewer Size (mm)</td>
<td>Easement Required (m)</td>
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<tr>
<td>Surface water 225</td>
<td>TOTAL 6</td>
<td>(3m either side of the centre line)</td>
</tr>
<tr>
<td>Foul water 150</td>
<td>TOTAL 6</td>
<td>(3m either side of the centre line)</td>
</tr>
</tbody>
</table>

1.2. If it is not possible to avoid Anglian Water’s assets, then the sewer may need to be diverted in accordance with Section 185 of the Water Industry Act (1991). Anglian Water is under a duty to divert the water main/sewer if requested to do so by a developer unless it is unreasonable to do so. A formal application will need to be made to Anglian Water for a diversion to be considered. Diversionary Works will be at the expense of the developer.
2. WATER SUPPLY

2.1. Information relating to the water supply to this development site was not requested with this enquiry. However, should you require this information at a later date please contact us to discuss on 01733 414690.
3. WASTEWATER SERVICES

3.1. For both foul and surface water communications to the public sewerage system you must make a formal application under Section 106 of the Water Industry Act (1991) prior to commencement of works to obtain the approved method and location of connection.

3.2. Sewers intended for future adoption by Anglian Water under Section 104 of the Water Industry Act (1991) must be constructed in accordance with ‘Sewers for Adoption, Sixth Edition’. A copy is available from the publisher: Water Research Centre, Frankland Road, Blagrove, Swindon, Wilts. SN5 8YF.

Before commencement of any proposed adoption works under Section 104 a formal application should be made.

Wastewater Treatment

3.3. The foul drainage from this development is in the catchment of Long Bennington Sewage Treatment Works that will have available capacity for these flows.

Foul Sewerage Network

3.4. The sewerage system, at present, has available capacity for gravity flows from the proposed development site. The connection point will be to manhole 5403 in Westborough Lane; if pumping is required, Anglian Water will need to reassess the impact of the flows on the system and agree a pumping rate.

Surface Water Disposal

3.5. The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer seen as the last option. Planning Policy Statement 25: Development and Flood Risk emphasises the role of SUDS and introduces a presumption that they will be used in all developments.

Building Regulations 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.

3.6. However if this is not feasible then further drainage evidence will need to be submitted before a connection point and flow rate can be determined.

Continued
Current Flooding Issues

3.7. There have not been any instances of flooding in the vicinity of the Development Site that can be attributed to the public sewerage system.
4. BUDGET COSTS

Please note that any costs indicated in this report are a current estimate and for budget purposes only.

On receipt of an application for supply and connection a quotation will be provided.

A summary of charges can be found at www.anglianwater.co.uk, developers page, go to developers - summary of charges.
5. **USEFUL INFORMATION**

For water and waste water connection applications and enquiries please contact Developer Services, Anglian Water, PO Box 495, Huntingdon, PE29 6YY Tel: 0845 60 66 087, Email: developerservices@anglianwater.co.uk

Website: [http://www.anglianwater.co.uk/developers/](http://www.anglianwater.co.uk/developers/)

**Our boundaries**

![Map of service areas]
6. WATER EFFICIENCY

The Code for Sustainable Homes replaced the Ecohomes Standard on 1 April 2007. This code provides guidance on how certain levels of water efficiency can be achieved.

We would encourage you to consider ways in which reductions in water consumption can be achieved so that the impact on this precious resource and the environment can be reduced.

Some areas to be considered:

- Dual flush toilets
- Showers with flow rates in the order of 8-10 litres per minute
- Low/flow/spray taps at Wash hand basins
- Appliances such as washing machines and dishwashers selected for water efficiency as well as energy efficiency
- Efficient pipe work design to ensure domestic hot water appliances (cylinder or combination boiler etc) is located as close as possible to points of use thus ensuring the amount of water needed to be drawn off before hot water is delivered at the required temperature is minimised.
- Water butts/ rainwater collection

For further information, please visit the Water Efficient Buildings website: http://www.water-efficient-buildings.org.uk/
REQUEST FOR REFUND OF PRE DEVELOPMENT ENQUIRY FEE

(form to be submitted once water and/or wastewater application payment has been made)

PRE DEVELOPMENT REFERENCE

0906/SP169(001)

COMPANY
NAME AND ADDRESS:
Capita Symonds Ltd
Icon Business Centre
Lake View Drive
Sherwood Park
Nottingham NG15 0DT

SITE ADDRESS:
Land off Main Road, LONG BENNINGTON

FEE PAID:
£375.52

WATER

WASTEWATER

To be completed by the applicant once the above scheme has been progressed and payment has been made to Anglian Water for a water and/or wastewater application as indicated above.

Please note refund can only be made against a like for like enquiry and connection type. I.e. a water and wastewater pre development fee can only be refunded once payment for both a water and wastewater connection has been received.

AW REFERENCE
Work order or sewer connection number.

DATE PAYMENT MADE *:

Print Name: ___________________________ Signed: ___________________________

Date: ___________________________ Telephone No. ___________________________

Please sign and return completed form to:
Anglian Water, Planning & Equivalence Team, Thorpe Wood House, Peterborough PE3 6WT

* Required

Pre Development, Planning & Equivalence v8 01/11

03/01/12 page 10 of 10 Reference 0906/SP169(001)
This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This map is produced by Anglian Water Services Limited from Ordnance Survey © Crown Copyright, 1000018507. Any other use of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.
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South Kesteven District Council
Development Control
Council Offices
St. Peters Hill
Grantham
Lincolnshire
NG31 6PZ

Our ref: AN/2011/112795/04-L01
Your ref: S11/2002/OL
Date: 29 May 2012

FAO Kevin Cartright

Dear Sir/Madam

Outline planning permission for residential development and the formation of new vehicular access
Land off, Main Road, Long Bennington

I refer to the Environment Agency’s previous letter of 3 February 2012 in which we maintained an objection on water quality grounds.

I can confirm that we have since received a ‘Pre-development report’ prepared by Anglian Water, dated 3 January 2012. This report states that the sewerage treatment works and sewerage network have adequate capacity to accommodate the flows from this development. We therefore withdraw our objection subject to mains drainage being secured via condition. The following wording is suggested:

Condition
No building required to be served by water services shall be occupied until the disposal of mains sewage has been provided to serve that building unless otherwise agreed in writing by the local planning authority.

Reason
To prevent flooding, pollution and detriment to public amenity and biodiversity through provision of suitable water infrastructure.

Please note that the condition requested in our previous letter in relation to surface water drainage is still relevant, and we request that it be included as part of any permission granted.

As you are aware the discharge of planning conditions rests with your Authority. It is, therefore, essential that you are satisfied that the proposed draft condition meets the requirements of Circular 11/95 ‘The Use of Conditions in Planning Permissions’. Please notify us immediately if you are unable to apply our suggested condition, as we may need to tailor our advice accordingly.

Waterside House, Waterside North, Lincoln, LN2 5HA.
Customer services line: 03708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
Cont/d..

Calls to 03 numbers cost no more than national rate calls to 01 or 02 numbers and count towards any inclusive minutes in the same way. This applies to calls from any type of line including mobile.
Please forward a copy of the Decision Notice to us for the purpose of internal monitoring.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact Laura Richardson on the number below.

Yours faithfully

Ben Thornely
Planning and Corporate Services Manager

Direct dial 01522 785938
Direct fax 01522 785040
Direct e-mail lauram.richardson@environment-agency.gov.uk

cc Andy Rogers, Capita Symonds
Appendix C
Dear Sir

Outline planning permission for residential development and the formation of new vehicular access
Land Off, Main Road, Long Bennington

I refer to our previous letter of 30 November 2011 relating to our objection to the above application as no satisfactory Flood Risk Assessment (FRA) had been submitted.

I can confirm that we have since received an amended FRA submitted to support the application. We consider that the details in the amended FRA have been undertaken in line with the guidance contained in Annex E of Planning Policy Statement 25 'Development and Flood Risk' (PPS25). Accordingly, we are prepared to withdraw our objection on flood risk grounds, subject to the imposition of the following condition:

Condition
Development shall not begin until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

- Details of how the scheme shall be maintained and managed after completion;
- Details of how the drainage system on site may be affected by the surcharging of the brook or the River Witham;
- Details of the future maintenance of the brook to ensure that the surface water system for the site has a secure outfall in perpetuity.
Reason
To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

As you are aware the discharge of planning conditions rests with the Local Planning Authority. It is, therefore, essential that you are satisfied that the proposed draft condition meets the requirements of Circular 11/95 'Use of Conditions in Planning Permission'. Please notify us immediately if you are unable to apply our suggested condition, as we may need to tailor our advice accordingly.

Please note that our objection in respect of potential pollution and sewer flooding remains valid.

Information for applicant
We would also strongly advise the application to make contact with Lincolnshire County Council with regards to the sustainable drainage elements of the proposed drainage scheme. In the near future the development may require the approval of the SUDS Approval Body (SAB), which will also be the County Council.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact Annette Hewitson on the number below.

Yours faithfully

Ben Thornely
Area Planning & Corporate Services Manager

Direct dial 01522 785896
Direct fax 01522 785040
Direct e-mail annette.hewitson@environment-agency.gov.uk