

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 22 May 2018 10:44  
**To:** [REDACTED]  
**Subject:** FW: RE: Oundle Town Council Draft Neighbourhood Development Plan - Regulation 14

**From:** [REDACTED] <[REDACTED]@anglianwater.co.uk>  
**Sent:** 21 May 2018 20:44  
**To:** [REDACTED]  
**Subject:** RE: RE: Oundle Town Council Draft Neighbourhood Development Plan - Regulation 14



Dear Sir/Madam,

Thank you for the opportunity to comment on the Oundle Town Council Draft Neighbourhood Development Plan consultation. The following comments are submitted on behalf of Anglian Water.

I would be grateful if you could confirm receipt of this response.

**Policy 0.19 Land east of St Christopher's Drive**

Off-site reinforcements to the existing water supply network are expected to be required to enable the development of this site. Reference to this requirement should be included in Policy 0.19.

There is an existing pumping station located on the boundary of the site which is allocated for 45 dwellings. Development located within 15m of the pumping station would be 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.

It is therefore proposed that the following wording should be included in the Neighbourhood Plan to follow Policy 0.19:

'Consider the proximity of the foul pumping station in the design and layout of the scheme, and allow for a distance of 15 metres from the boundary of the curtilage of the dwellings to reduce the risk of nuisance/loss of amenity associated with the operation of the pumping station.'

**Policy 0.20 Land south of Herne Road**

Off-site reinforcements to the existing water supply network are expected to be required to enable the development of this site. Reference to this requirement should be included in Policy 0.20.

**Policy 0.21 Miller's Field, Benefield Road**

Off-site reinforcements to the existing water supply network are expected to be required to enable the development of this site. Reference to this requirement should be included in Policy 0.21.

Foul and surface water sewers in Anglian Water's ownership cross this site. There is a need to consider the existing assets in Anglian Water's ownership as part of the design of this development.

It is therefore proposed that the following wording should be included in the Neighbourhood Plan to follow Policy 0.21:

'Existing foul and surface water sewers cross this site, therefore the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.'

In addition it proposed that the following wording should be included in Policy 0.21:

'that suitable access is safeguarded for the maintenance of foul and surface water drainage infrastructure;'

#### **Policy 0.22 Land adjacent to Cemetery, Stoke Doyle Road**

Off-site reinforcements to the existing water supply network are expected to be required to enable the development of this site. Reference to this requirement should be included in Policy 0.22.

#### **Policy 0.23 Land south of Wakerley Close**

Off-site reinforcements to the existing water supply network are expected to be required to enable the development of this site. Reference to this requirement should be included in Policy 0.23.

A surface water in Anglian Water's ownership crosses this site. There is a need to consider the existing assets in Anglian Water's ownership as part of the design of this development.

It is therefore proposed that the following wording should be included in the Neighbourhood Plan to follow Policy 0.23:

'Existing foul sewers cross this site, therefore the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.'

In addition it proposed that the following wording should be included in Policy 0.23:

'that suitable access is safeguarded for the maintenance of surface water drainage infrastructure;'

#### **Policy 0.24 Land north of Benefield Road**

Off-site reinforcements to the existing water supply network are expected to be required to enable the development of this site. Reference to this requirement should be included in Policy 0.24.

Foul sewers in Anglian Water's ownership cross this site. There is a need to consider the existing assets in Anglian Water's ownership as part of the design of this development.

It is therefore proposed that the following wording should be included in the Neighbourhood Plan to follow Policy 0.24:

'Existing foul sewers cross this site, therefore the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.'

In addition it proposed that the following wording should be included in Policy 0.24:

'that suitable access is safeguarded for the maintenance of water supply and foul drainage infrastructure;'

### **Policy 0.25 Land east of Cotterstock Road**

Off-site reinforcements to the existing water supply network are expected to be required to enable the development of this site. Reference to this requirement should be included in Policy 0.25.

The above site is located in close proximity to Oundle Water Recycling Centres (formerly known as sewage treatment works). Nuisance may be caused by noise, lighting and traffic movements but its most prevalent source will be odours, unavoidably generated by the treatment of sewerage.

Our concern is to prevent encroachment of regularly occupied land and buildings which could give rise to future amenity loss and impose additional constraints on the operation of our assets. It is therefore suggested that an odour assessment be prepared to demonstrate that the proposed residential development would not be adversely affected by the normal operation of Oundle Water Recycling Centre.

Should you have any queries relating to this response please let me know.

Regards,

[Redacted]  
[Redacted] Planning Manager

### **Anglian Water Services Limited**

Mobile: [Redacted]  
Thorpe Wood House, Thorpe Wood, Peterborough, PE3 6WT  
[www.anglianwater.co.uk](http://www.anglianwater.co.uk)

---

**From:** [Redacted] [mailto:[Redacted]@oundle.gov.uk]

**Sent:** 10 April 2018 11:23

**To:** [Redacted]

**Subject:** FW: RE: Oundle Town Council Draft Neighbourhood Development Plan - Regulation 14

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