

From: Patience Stewart <spatience@anglianwater.co.uk>
Sent: 31 October 2017 10:46
To: Planning Policy
Subject: Broughton Draft Neighbourhood Development Plan and Broughton Neighbourhood Development Order

Dear Sir/Madam,

Thank you for the opportunity to comment on the Broughton Draft Neighbourhood Development Plan and Broughton Neighbourhood Development Order. The following response is submitted on behalf of Anglian Water.

I would be grateful if you could confirm that you have received this response.

Broughton Neighbourhood Plan

Development Policy 4

It is noted that the majority of the housing allocation sites identified in Table B of the Neighbourhood Plan have the benefit of planning permission with a number having already been completed. Currently there is available capacity within both the water supply and foul sewerage networks to serve the proposed sites at Church Street and Carter Avenue. Anglian Water has no objection to the principle of residential development on these sites.

Neighbourhood Development Order Policy 7

There is an existing sewer in Anglian Water's ownership within the boundary of the site and 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 sewer 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.

It is therefore suggested that the following wording be added to Neighbourhood Development Order Policy 7:

'd). that suitable access is safeguarded for the maintenance of foul drainage infrastructure.'

Local Green Spaces Policy 9

There are existing water mains and/or sewers in the ownership of Anglian Water within the boundaries of a number of the designated local green spaces (Sites LGS1, LGS3, LDG6 and LGS8).

The policy as drafted states that development within the designated green spaces will only be allowed in very special circumstances. However no further guidance is provided about what would constitute very special circumstances in this context. It is therefore suggested that Policy Green Spaces 9 should be amended to include reference to the circumstances in which development would be permitted would be permitted in the designated local green spaces included utility infrastructure provided by Anglian Water

Broughton Neighbourhood Development Order

Reference is made to a requirement for a surface water drainage strategy to be prepared for the sites which are subject to the Order (page 7 of the order). We would ask that a foul drainage strategy is also prepared for the above sites and that the Order is amended to this effect.

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

Regards,
Stewart Patience
Spatial Planning Manager

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