



Planning Application – Anglian Water

If you would like to discuss any of the points in this document please
contact us on 03450 263 912 or email
planningliaison@anglianwater.co.uk

AW Site Reference: 210534/1/0239101

Local Planning Authority: Norwich District (B)

Site: 10 Barnard Road Norwich NR5 9JB

Proposal: Construction of a Class E food store with associated access, car parking, servicing and landscaping.

Planning application: 23/01615/F

Prepared by: Pre-Development Team

Date: 1 April 2026

This response supersedes our comments provided on 11 March 2026

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.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

This site is within the catchment of Whitlingham Trowse Water Recycling Centre (WRC), which currently lacks the capacity to accommodate the additional flows generated by the proposed development. However, Whitlingham Trowse WRC is included within our Business Plan as a named growth scheme with investment delivery planned between 2025-2030. To ensure there is no pollution or deterioration in the receiving watercourse due to the additional foul flows that would arise from the development, we recommend a planning condition is applied if permission is granted.

Condition: Prior to occupation written confirmation from Anglian Water must be submitted confirming there is sufficient headroom at the water recycling centre to accommodate the foul flows from the development site. This condition shall cease to have effect if the development is first occupied after April 2030.

Reason: to protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 187 of the National Planning Policy Framework

TAL

Whitlingham Trowse Water Recycling Centre is included in our nutrient removal programme and will be designed to technically achievable limits (TAL). For the majority of WRCs in this programme this will be for phosphorous removal where TAL is 0.25mg/l. When both TAL and DWF capacity constraints are forecast at a WRC, either due to housing/non-domestic growth or infiltration into the network then alternative options will need to be considered. Some WRCs will be either too remote or not near another WRC with capacity. The impact of environmental pressures, including sites at technical achievable limits, and the approach required to enable future sustainable growth is something we will continue to discuss with the Environment Agency and key stakeholders, including local planning authorities. Where TAL impacts on the DWF headroom and our ability to accommodate future growth we may start objecting, if we are not doing so already, to planning applications in the impacted catchments.

Nutrient Neutrality

Your development site is served by Whitlingham Trowse WRC, the outfall for which discharges within the Natural England Nutrient Neutrality boundary. Please follow this link to our Nutrient Neutrality Statement Nutrient neutrality (anglianwater.co.uk) which provides details of Anglian Water's role within the process. We recommend that you contact the local planning authority for advice at the earliest opportunity. If you require a copy of the WRC permit, please request it via emailing planningliaison@anglianwater.co.uk

Section 3 - Used Water Network

The foul flows from the proposed development site will pass through TROWSE-NORWICH MAIN SP, which is currently exceeding the acceptable spill count, as set by the Environment Agency. Infrastructure upgrades are being delivered to this pumping station during the current asset management period (2025–2030), with an aim for improvements to be delivered by mid-2027.

To ensure there is no risk of pollution arising from the additional foul flows associated with the development, we recommend that a pre-occupation planning condition be applied should planning permission be granted. This condition would help mitigate environmental risk by ensuring that occupation of the development does not proceed until appropriate measures are in place.

Condition: Prior to the occupation of any part of the development, written confirmation must be submitted to and approved by the Local Planning Authority from Anglian Water, confirming that the necessary network upgrades have been completed and that the foul flows from the development can be accommodated without causing a detrimental impact on the environment.

Reason: To protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 187 of the National Planning Policy Framework.

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.

The documents submitted in support of planning reference 23/01615/F have been reviewed and at this stage Anglian Water are unable to assess the surface water strategy for the proposed development as there are no documents pertaining to the surface water strategy present. It is therefore recommend that the applicant consults with Anglian Water and the Environment Agency. We request a condition be applied to the decision notice if permission is granted. The purpose of the planning system is to achieve sustainable development. This includes the most sustainable approach to surface water disposal in accordance with the surface water hierarchy. It is important to explain that the volume arising from surface water flows can be many times greater than the foul flows from the same development. As a result they have the potential to draw substantially on the public sewerage network capacity and capacity at the receiving Water Recycling Centre. If developers can avoid new surface water flows entering the public sewerage, the impact of developments on wastewater infrastructure and the risk and impact of sewer flooding can be managed effectively, in accordance with paragraph 163 of the NPPF, minimise the risk of flooding. It is appreciated that surface water disposal can be dealt with, in part, via Part H of the Building Regulations, it is felt that it is too late at this stage to manage any potential adverse effect. Drainage systems are an early activity in the construction process and it is in the interest of all that this is dealt with early on in the development process. As our powers under the Water Industry Act are limited it is important to ensure appropriate control over the surface water drainage approach is dealt with via a planning condition, ensuring that evidence is provided that the hierarchy has been followed and any adverse impacts and mitigation required can be planned for effectively.

Suggested Planning Condition:

No development shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the strategy.