



Planning Application – Anglian Water Objection

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: 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.

Anglian Water OBJECT to this application 23/01615/F as the surface water hierarchy has not been fully explored and the proposed rate does not align with Anglian Water's policy.

It is important to note that where a Brownfield site is redeveloped, no historic right of connection will exist, and any sewer connections will be treated as new. The site will be treated as if it was Greenfield and therefore discharge rate limited to the equivalent 1 in 1 year Greenfield rate. Anglian Water does not recommend any new surface water connection into a combined sewer for any developments, including brownfield development sites.

Before a connection can be considered into Anglian Water surface water network, the applicant must provide satisfactory surface water evidence which shows the surface water management hierarchy as outlined in Building Regulations Part H has been explored. This would encompass the results from the site-specific infiltration testing and/or confirmation that the flows cannot be discharged to a watercourse. For any existing surface water connections, the applicant will need to provide evidence of the existing surface water connections and evidence that there are no flow restrictions in the existing connection/sewer, such as CCTV Survey and flow data.

If the applicant believes the surface water hierarchy has been fully explored, they will need to provide evidence that all other options have been exhausted and discounted in line with the Surface Water Hierarchy and also proof of an existing connection. Only when this evidence has been provided will we remove any objections.

Our surface water policy and further guidance is available on our website:

<https://www.anglianwater.co.uk/developing/drainage-services/sustainable-drainage-systems/>

