

Please find attached RAG spread sheet summarising comments on each site.

Where there are sewers crossing the site, 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 sewers should be located in highways or public open space. If it is not possible to accommodate the existing sewers within the design then diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered.

#### **Surface Water disposal**

All developments should adhere to the drainage hierarchy and utilise sustainable drainage systems (SUDS) as much as possible. Disposal to the public surface water piped network should be seen as a last resort. Under no circumstances will surface water be accepted into the foul sewerage network.

#### **Pre development service**

We offer a pre development service to developers and would encourage the prospective developer to contact us at the earliest opportunity to discuss drainage requirements to serve their proposal. Details including application form can be found at:

<http://www.anglianwater.co.uk/developers/planning/>

We support the strategic objective SO2 and would want to see policy to ensure necessary infrastructure to serve allocations is planned (and in place) before development proceeds (and dwellings occupied) and to follow on from this we would at planning consent stage request the use of appropriate conditions to ensure infrastructure is in place before development is connected to the public system.

Policy CP14 (b) We would suggest sustainable drainage should be applied on every development to it's maximum potential I would therefore amend the policy to:

*'...and suitable Sustainable Urban Drainage , such as green roofs and rainwater attenuation measures, particularly in critical drainage areas'*

Policy CP17. We support this policy stipulating *'..will require all new development to meet on and off site infrastructure requirements necessary to support*

