



Homes  
England

Date: 1 March 2022

Our Ref: RFI3761 & RFI3762

Tel: 0300 1234 500

Email: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

Making homes happen

████████████████████  
By Email Only

Information Governance Team  
Homes England  
Windsor House – 6<sup>th</sup> Floor  
50 Victoria Street  
London  
SW1H 0TL

Dear ████████████████████

**RE: Request for Information – RFI3761 & RFI3762**

Thank you for your recent emails, which were processed under the Environmental Information Regulations 2004 (EIR).

You requested the following information:

***RFI3761:*** *I am writing to request all correspondence and documented communications between Homes England and Cambridge Water concerning the proposed developments known as Northstowe Phase 3A and Northstowe Phase 3B.*

***RFI3762:*** *I am writing to request all correspondence and documented communications between Homes England and Anglian Water concerning the proposed developments known as Northstowe Phase 3A and Northstowe Phase 3B.*

**Response**

We can confirm that we do hold the requested information, which is provided as the following annexes:

RFI3761 (Cambridge) – Annex

RFI3762 (Anglian) – Annex

We have redacted information contained within these annexes from disclosure under the following exceptions:

**Regulation 13 – Personal Data**

We have redacted information on the grounds that it constitutes third party personal data and therefore engages Regulation 13 of the EIR.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Regulation 13 is an absolute exception which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exception is engaged.

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The full text in the legislation can be found on the following link;  
<http://www.legislation.gov.uk/ukxi/2004/3391/regulation/13/made>

### **Regulation 12(5)(e) – Confidentiality of commercial or industrial information**

Under regulation 12(5)(e) of the EIR, Homes England may refuse to disclose information to the extent that its disclosure would adversely affect the confidentiality of commercial or industrial information where such confidentiality is provided by law to protect a legitimate economic interest.

Four elements are required for Regulation 12(5)(e) to be engaged:

- 1) The information is commercial or industrial in nature;  
The information relates to pricing for services or works. Therefore it is commercial in nature as it relates to commercial activity.
- 2) Confidentiality is provided by law;  
The withheld information is subject to confidentiality provided by law under a common law duty of confidence. The information has a common law duty of confidence because it is not trivial and not in the public domain. The information was created by two parties who have entered into contractually binding confidentially terms. These show that the parties had the intention that a duty of confidentiality would be created between them. Homes England therefore recognises that this information was intended to be held in confidence between the parties.
- 3) The confidentiality is providing a legitimate economic interest;  
If the confidentiality of this information was breached it would harm the ability of Homes England and third parties to secure works for market value. There is a legitimate economic interest in protecting the ability of Homes England and third parties to negotiate in current and future commercial agreements.
- 4) The confidentiality would be adversely affected by disclosure;  
Disclosure would result in third parties gaining access to commercially valuable information. Disclosure of the confidential information would harm the ability of Homes England to achieve good value for public money.

### **Public Interest Test**

Regulation 12(5)(e) is subject to the public interest test. Once the exception has been engaged it is then necessary to consider the balance of the public interest in maintaining the exception or disclosing the information.

Under regulation 12(2) the public authority must apply a presumption in favour of disclosure, in both engaging the exception and carrying out the public interest test. In relation to engaging the exception, this means that there must be clear evidence that disclosure would have the adverse effect listed in 12(5).

### **Factors in favour of disclosure**

- Homes England acknowledge that there is a presumption in disclosure regarding environmental information as well as a public interest in promoting transparency in how we undertake our work and allocate public money; and



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- Homes England acknowledge that there is a public interest in our commercial arrangements with third parties and how we work to progress these given it involves the spending of public money and the development of services that will affect the public.

#### Factors in favour of withholding

- The information relates to a site where Homes England and third parties are still procuring/undertaking works. If this information were released it would be likely to disadvantage the commercial position and have a negative impact on Homes England and the third parties in their ability to procure works for ongoing development at this site. Involved parties would not be able to negotiate effectively as this information could be used by other third parties to distort or otherwise prejudice the ability of the involved parties being able to secure works for market value, resulting in damage to the public purse. This would not be in the public interest as it would put development at risk, inflate prices and damage Homes England's reputation as a partner. This would negatively affect public money and nullify work already undertaken in relation to this site;
- If information regarding value for works that has been/will be undertaken were in the public domain there could be expectations from the public and potential future partners about the value of the site and the value of potential works. This would mean that prices could be inflated and negotiating positions put at risk. This would not be in the public interest as it would be likely to result in poorer value for public money;
- Releasing the information could reveal financial information of a third party which may in turn affect their commercial interests. The consequences of releasing data that is part of a wider ongoing matter could damage our relationships with partners and put other potential development works at risk. This would not be in the public interest as this could put potential homes in jeopardy and affect Homes England's ability to deliver against its objectives in our strategic plan;
- Disclosing business positions, details of negotiations or a third party's business proposals, processes and information not in the public domain may affect their relationship with other parties, including Homes England, and affect a party's reputation in the market. Releasing information in relation to a third party in a competitive market would be likely to distort competition, making it a less competitive process. This would not be in the public interest as it would be likely to lead to third parties being unable to secure works for market value, resulting in damage to the public purse. This would be likely to have a negative effect on future commercial activity and other partners; and
- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of Regulation 12(5)(e) in the legislation can be found via the following link: [The Environmental Information Regulations 2004 \(legislation.gov.uk\)](#).

#### **Advice and Assistance**

We have a duty to provide advice and assistance in accordance with Regulation 9(1) of the EIR. In accordance with this duty we can advise that Northstowe Phases 3A and 3B are subject of outline planning applications that are currently under consideration (References: 20/02171/OUT and 20/02142/OUT). Application documents including



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Flood Risk Assessments, Utility Reports, Environmental Statements and consultation responses may be of interest and can be viewed via the Greater Cambridge Online Planning Register.

### **Right to make Representations**

If you are not happy with the information that has been provided or the way in which your request has been handled, you may request a reconsideration of our response (Internal Review). You can make this representation by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

The Information Governance Team  
Homes England – 6<sup>th</sup> Floor  
Windsor House  
50 Victoria Street  
London  
SW1H 0TL

Your request for reconsideration must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response (Reg 11(2)). Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for reconsideration will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

You may also complain to the Information Commissioner's Office (ICO) however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link <https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

**The Information Governance Team**  
For Homes England

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## Reg 13 Homes England

**From:** Reg 13 Cambridge Water  
**Sent:** 21 December 2018 12:06  
**To:** Reg 13 Homes England  
**Cc:** Reg 13 Homes England, Reg 13 Homes England, Reg 13 Homes England  
**Subject:** RE: Northstowe phases 2 & 3

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Red Category

Reg 13 Homes England

As you are probably aware the industry has as part of the codes for adoption work been preparing a Model Adoption Agreement MAA this is due to be submitted to Ofwat in early Jan 2019 it our intention to adopt this, however the timing might mean that we follow existing arrangements for initial phase of the project. Our current arrangement is to cover off things under the self-lay provisions from the WIA and the latest version of the self-lay code of practice.


Clearly Cambridge Water will be contributing to the cost of the scheme in the form of asset value payments, this as you will appreciate is not straightforward for schemes of this nature as significant infrastructure is needed in advance of any connections being made. I am in the process of preparing the AV calculation which will take into account all the infrastructure and all the income the company will receive in the future, I hope to have this finalised early in the new year, I will be happy to go through this then.

Likewise have a very Merry Christmas and New Year

Regards

## Reg 13 Cambridge Water

 [web: <http://www.cambridge-water.co.uk/>](http://www.cambridge-water.co.uk/)

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**From:** Reg 13 Homes England  
**Sent:** 21 December 2018 10:40  
**To:** Reg 13 Cambridge Water  
**Cc:** Reg 13 Homes England, Reg 13 Homes England  
**Subject:** Northstowe phases 2 & 3

Morning 

Re Northstowe can you advise in what format the formal agreement will appear in please. I.e. letter or Section 51A ?.

Can you also detail what contribution Cambridge Water will be making to the costs of the scheme. You will remember that the initial application for the Self Lay agreement was submitted prior to the April 2108 regs change. The design has been substantially upgraded to accommodate alternative feeds in the event of network issues i.e twin 400mm both capable of independently feeding the whole site, district meter etc.

The client is obviously looking at a contribution from CW towards these works and also details of the wider financial benefits that the 8500 homes would yield.

Have a great Xmas & New Year.

Kind Regards

## Reg 13 Homes England

web: [www.harlaxton.com](http://www.harlaxton.com)



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Toll Bar Road, Marston, Grantham, Lincs, NG32 2HT

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South Staffordshire Water PLC  
Green Lane, Walsall, WS2 7PD  
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#####

## Reg 13 Homes England


**From:** Reg 13 Cambridge Water  
**Sent:** 22 January 2019 15:42  
**To:** Reg 13 Homes England  
**Cc:** Reg 13 Cambridge Water, Reg 13 Homes England, Reg 13 Cambridge Water  
**Subject:** RE: Northstowe phase 2 - Advance Payment for Off-Site Reinforcement Works

Reg 13 Ho

Many thanks for letting me know  
Regards

Reg 13 Cambridge Water

 [web: <http://www.cambridge-water.co.uk/>](http://www.cambridge-water.co.uk/)

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**From:** Reg 13 Homes England  
**Sent:** 22 January 2019 15:35  
**To:** Reg 13 Cambridge Water, Reg 13 Homes England  
**Cc:** Reg 13 Cambridge Water  
**Subject:** RE: Northstowe phase 2 - Advance Payment for Off-Site Reinforcement Works

Hi  
Further to the below email, we can confirm that we have received a receipt of payment made to Cambridge water for reg. 12(5)(e). This payment is to act as an advanced budget payment cost for Northstowe Phase 2 / Phase 3, related off-site reinforcement works as set out in your email dated 10 December 2018 15:12 and included in the below email thread.

Kind regards,

Reg 13 Homes England



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**From:** Reg 13 Homes England  
**Sent:** 13 December 2018 15:52  
**To:** Reg 13 Cambridge Water, Reg 13 Homes England  
**Cc:** Reg 13 Cambridge Water  
**Subject:** RE: Northstowe phase 2 - Advance Payment for Off-Site Reinforcement Works

Hi  
Thank you for the revised estimated quotation. I have discussed the quotation with Reg 13 Homes England and can confirm that we have instructed J.Sisk to make payment to Cambridge Water for the sum of reg. 12(5)(e). This is to be paid as an advance payment only, in order to secure Northstowe Phase 2 & 3 off-site reinforcement works. We expect that this would be paid in January 2019 along with the design fees for the off-site reinforcement design works. Once payment has been received, please can you confirm by return email to Reg 13 Homes England and Myself. We will of course seek confirmation that funds have been released from J.Sisk, however we are also seeking an audit log from Cambridge Water that these funds have been secured and allocated to Homes England Northstowe Phase 2 and Phase 3 related works.

Kind regards,

Reg 13 Ho



# Reg 13 Homes England



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From: Reg 13 Cambridge Water

Sent: 10 December 2018 15:12

To: Reg 13 Homes England

Cc: Reg 13 Homes England; Reg 13 Cambridge Water

Subject: FW: Northstowe phase 2 - Advance Payment for Off-Site Reinforcement Works

Dear Reg 13 Homes

We have as requested by Reg 13 Homes reviewed our proposals and associated costs, these as acknowledged in Reg 13 Homes mail following are at this stage estimates which may be more or less at the end of the day.

## Off-site reinforcement works

As previously stated, our existing network (450mm AC main) has sufficient spare capacity to serve up to 3000 dwellings, including the 1500 in phase 1. Reinforcement works need to be complete and in service before the 3001st connection can be made. The reinforcement works consist of dualling approximately 7km of 450mm internal diameter main between Coton and Point E on the attached drawing. Due to the nature of the reinforcement works required please allow 12 months for planning and design.

Our existing booster station at Coton will also need to be upgraded. As things stand at present, it has spare capacity for approximately 6000 additional dwellings. The timing of the upgrade will depend on the rate of building at Northstowe, and at other developments which it serves.

The budget costs for the off-site works are shown in the table below:-

Item	Budget Costs (£000's)
Mainlaying reinforcement work (7.0 km 450mm dia.)	reg. 12(5)(e)
Booster Upgrade	

\*figure has been revised to take account of the design costs due to be paid under a separate cover

Please do not hesitate to telephone me if you require further information or would like to discuss anything further.

Regards

Reg 13 Cambridge Water

web: <http://www.cambridge-water.co.uk/>

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From: Reg 13 Homes England

Sent: 05 December 2018 15:54

To: Reg 13 Cambridge Water

Cc: Reg 13 Cambridge Water; Reg 13 Homes England; Reg 13 Cambridge Water

Subject: RE: Northstowe phase 2 - Advance Payment for Off-Site Reinforcement Works

Dear Reg 13 Cambridge

## **RE: Northstowe phase 2, Potable Water Off Site Reinforcement Works.**

Further to email reference: Northstowe Phase 2 issued on the 1<sup>st</sup> December 2016 @ 11.25hrs (included within the email below), and as per our recent discussion (05.12.2018). Homes England have identified that they would be willing to make an advance payment in order to secure the off-site potable water reinforcement works. These works exclude the estimated design cost issued under cover of email RE: Cambridge Water Meeting – 5<sup>th</sup> November 2018 – Offsite Reinforcement Design Quotation, which shall be paid separately by Homes England via John Sisk & Sons (Holdings) Ltd to Cambridge Water.

The intent of the advanced payment is to ensure that there are resources and materials secured with Cambridge Water in order to complete the off site reinforcement works, following the completion of the off-site reinforcement design. In addition Homes England have identified that their strategic build out programme may fluctuate in order to fulfil Homes England's development ambitions, therefore Homes England are seeking to minimise any transition period between the completion of the off-site reinforcement design works and the commencement of the off-site-reinforcement works.

It is accepted and understood that any payment made would be treated as an estimate (costs may go up or down). Payment would be made by Homes England via John Sisk & Sons (Holdings) Ltd to Cambridge Water. As mentioned, It is expected that works being completed by John Sisk & Sons (Holdings) Ltd on Northstowe Phase 2 would have been completed prior to the off-site reinforcement works commencing, therefore a provision to transfer any account details to Homes England or another, would be necessary.

Please can you revisit the below budget costs and confirm if they still remain current and or provide a revised estimate. Please can you also provide payment details and a payment reference or a letter addressed to [redacted] (Homes England) identifying the estimated cost for the off-site reinforcement works.

We are hoping for feedback prior to the xmas break so that any monies can be released.

Kind regards,

# Reg 13 Homes England



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**From:** Reg 13 Cambridge Water

**Sent:** 01 December 2016 11:25

**To:** Reg 13 Homes England

**cc:** Reg 13 Cambridge Water, Reg 13 Cambridge Water

**Subject:** Northstowe phase 2

Dear [redacted]

Following the meeting at which we discussed the preferred route for serving Northstowe Phase 2, we are pleased to submit our revised proposals. I would like to stress that the costs quoted are for budgeting purposes only.

Off-site works

For ease of reference we have prepared drawing F1.E.1254 Rev C (see attached), which shows the route of the proposed 300 mm nominal bore link main between our existing network (Point E) and the southern edge of Phase 2 (Point F). In preparing the capital cost estimate for this main we have assumed that approximately 75% of the new main can be laid in highway verges. The cost will be more if this is not possible.

As previously stated, our existing network (450mm AC main) has sufficient spare capacity to service up to 3000 dwellings, including 1500 at Phase 1. Reinforcement works need to be complete and in service before the 3001st connection can be made. The reinforcement works consist of dualling approximately 7km of 450mm internal diameter main between Coton and Point E. Due to the nature of the reinforcement works required please allow 12 months for planning and design.

Our existing booster station at Coton will also need to be upgraded. As things stand at present, it has spare capacity for approximately 6000 additional dwellings. The timing of the upgrade will depend on the rate of building at Northstowe, and at other developments which it serves.

The budget costs for the off-site works are shown in the table below:-

Item	Budget Costs (£000's)
Connection only at point E (assuming main from E to F is laid by others)	reg. 12(5)(e)
Connection at Point E and off-site main from E to F to serve Phase 2	[redacted]
Mainlaying reinforcement work (7.0 km 450mm dia.)	[redacted]
Booster Upgrade	[redacted]

You will be required to pay a contribution to these costs as described below.

On-site works

You should allow approximately [redacted] dwelling for on-site mainlaying. You will be required to pay a contribution to this cost as described below.

Developer's contribution to off-site and on-site works

The current mains requisitioning methodology laid out in the Water Industry Act 1991 states that the future income from a development should be taken into account, and as a result the developer would be unlikely to be asked to pay the full capital cost of the required infrastructure. The contribution payable is affected by several factors, the main ones being build and occupancy rates, unit type split and site layout. In recent years, developers' contributions have been between 10% and 70%, but in the worst case it would be 100%. When further information is available I will be able to provide a better indication.

Connection charges

You should allow for a connection charge of about [redacted] per dwelling, assuming that normal MDPE/HPPE pipe will be used for the service connections.

Infrastructure charges


Each new connection will attract Water and Sewerage Infrastructure charges, which are currently [redacted] reg. 12(5)(e) respectively.

I can confirm following my conversation with our FD that we would be willing to consider phased payment of the capital contribution toward the infrastructure for the project. Please contact me if you would like to discuss this further, or if you have any other queries.

Regards

**Reg 13 Cambridge Water**

web: <<http://www.cambridge-water.co.uk/>>

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Cambridge Water

90 Fulbourn Road

Cambridge

CB1 9JN

Tel: +44 (0) 1223 706050

<mailto:postmaster@cambridge-water.co.uk>

Cambridge Water is a trading name of South Staffordshire Water Plc

Registered Office: Green Lane, Walsall, WS2 7PD

Registration Number: 2662742 England

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Green Lane, Walsall, WS2 7PD  
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Reg 13 Homes England

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**From:** Reg 13 Cambridge Water  
**Sent:** 17 April 2020 17:27  
**To:** Reg 13 Homes England  
**Subject:** RE: Northstowe - asset contribution


Reg 13 Home

Just to keep you updated I am afraid I still haven't got the final internal sign off but have chased again, I have been promised it next week once again apologies

Regards

Reg 13 Cambridge Water

 [web: <http://www.cambridge-water.co.uk/>](http://www.cambridge-water.co.uk/)

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**From:** Reg 13 Homes England  
**Sent:** 01 April 2020 14:02  
**To:** Reg 13 Cambridge Water  
**Cc:** Reg 13 Homes England  
**Subject:** RE: Northstowe - asset contribution

Hi Reg 13 Cam

Time keeps on slipping by – we really need to close this out please

Best regards

Reg 13 Homes England

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**From:** Reg 13 Cambridge Water  
**Sent:** 03 March 2020 08:44  
**To:** Reg 13 Homes England  
**Subject:** RE: Northstowe - asset contribution

Reg 13 Home

Many thanks

# Reg 13 Cambridge Water

 web: <http://www.cambridge-water.co.uk/>

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**From:** Reg 13 Homes England

**Sent:** 03 March 2020 08:43

**To:** Reg 13 Cambridge Water

**Subject:** RE: Northstowe - asset contribution

Hi 

Thanks for update. The number of homes for phase 2 and 3 totals 8,500 broken down as per below:

Phase 2 – 3,500 homes (and includes the town centre)

Phase 3A – 4,000 homes

Phase 3B – 1,000 homes

Best regards

# Reg 13 Homes England

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**From:** Reg 13 Cambridge Water

**Sent:** 03 March 2020 08:40

**To:** Reg 13 Homes England

**Subject:** FW: Northstowe - asset contribution




Just a quick note to update you on progress I am working on it but not quite there yet. Please can you confirm the proposed property numbers for phases 2 & 3.

Kind Regards

# Reg 13 Cambridge Water

 web: <http://www.cambridge-water.co.uk/>

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**From:** Reg 13 Cambridge Water  
**Sent:** 24 February 2020 15:34  
**To:** Reg 13 Homes England  
**Subject:** RE: Northstowe - asset contribution


Reg 13 Home

Apologies for not responding sooner, I will have details back to you later this week

Regards

**Reg 13 Cambridge Water**

 [web: <http://www.cambridge-water.co.uk/>](http://www.cambridge-water.co.uk/)

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**From:** Reg 13 Homes England  
**Sent:** 07 February 2020 15:02  
**To:** Reg 13 Cambridge Water  
**Cc:** Reg 13 Homes England  
**Subject:** Northstowe - asset contribution  
**Importance:** High

Hi Reg 13 Cam

Trust you are well. I understand that Reg 13 Home has requested from you, several times now, confirmation as to the asset contribution that we should expect relative to the Northstowe development.

Can you please come back to myself and Reg 13 Home asap on this matter.

Best regards

**Reg 13 Homes England**



Northstowe House  
Rampton Road  
Longstanton  
Cambridge  
CB24 3EN



[@HomesEngland](#)

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South Staffordshire Water PLC  
Green Lane, Walsall, WS2 7PD  
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#####

## Reg 13 Homes England

**From:** Reg 13 Cambridge Water  
**Sent:** 09 November 2020 15:01  
**To:** Reg 13 Homes England  
**Cc:** Reg 13 Homes England  
**Subject:** RE: Northstowe - asset contribution

**Follow Up Flag:** Follow up  
**Flag Status:** Completed


Reg 13 Home

Many thanks for this I am not sure what happened but I have checked back and I cannot find it in my archive, however clearly in view of the time elapsed I need to process this asap. As this is likely to require approval at board level it may take slightly longer than usual, however I will provide the response as soon as I receive it.

Kind regards

## Reg 13 Cambridge Water

 [web: <http://www.cambridge-water.co.uk/>](http://www.cambridge-water.co.uk/)

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---

**From:** Reg 13 Homes England  
**Sent:** 09 November 2020 12:54  
**To:** Reg 13 Cambridge Water  
**Cc:** Reg 13 Homes England  
**Subject:** RE: Northstowe - asset contribution

Hi 

Appreciate that Covid has changed things. We really need to get this resolved now. I believe I replied back in April – as attached.

As stated this is our conservative build out range and we are likely to exceed this as per your previous email.

Best regards

Reg 13 Homes England

OFFICIAL

---

**From:** Reg 13 Cambridge Water

**Sent:** 09 November 2020 12:13

**To:** Reg 13 Homes England

**Subject:** RE: Northstowe - asset contribution


Hi Reg 13 Home

Apologies what with Covid wfh and other things this has fallen off the radar a bit I have checked back and in April I did some work on this but didn't reach a conclusion it looks as if I was after your best estimate of likely build out rates (see attached). I do not believe I received anything back but as I say with everything that has been going on in this crazy year I may have missed it, if you could provide your best estimate of the likely build out rates I will feed that into the model to calculate the asset value of the mains I will of course add into the mix our contribution to the upsize of the initial infrastructure.

Kind regards

Reg 13 Cambridge Water

 [web: <http://www.cambridge-water.co.uk/>](http://www.cambridge-water.co.uk/)

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---

**From:** Reg 13 Homes England

**Sent:** 09 November 2020 11:19

**To:** Reg 13 Cambridge Water

**Cc:** Reg 13 Homes England

**Subject:** RE: Northstowe - asset contribution

**Importance:** High

Hi Reg 13 Cam

Please call or email me asap regarding this.

This needs to be resolved!!

Best regards

Reg 13 Homes England

OFFICIAL

---

**From:** Reg 13 Homes England

**Sent:** 09 September 2020 17:03

**To:** Reg 13 Cambridge Water

**Subject:** Northstowe - asset contribution

Hi 

We haven't touched base on this recently – now long overdue (from both sides).  
How can we move this on as I am now being pressured to close this out.

Best regards

## Reg 13 Homes England



Northstowe House  
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[@HomesEngland](#)

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## Reg 13 Homes England

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**From:** Reg 13 Homes England  
**Sent:** 24 April 2020 09:22  
**To:** Reg 13 Cambridge Water  
**Subject:** RE: Anticipated build out rate Northstowe phases 2, 3A&B  
**Attachments:** Phased Build Out av 405 per yr to 2040.xlsx; 5672 Package Plan 27-02-2020.pdf

Hi Reg 13 Cam

See attached build out spreadsheet and phasing plan.  
Our conservative average is circa 400 homes per year – across multiple phases as the attached demonstrate.

Best regards

Reg 13 Homes England

---

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**From:** Reg 13 Cambridge Water  
**Sent:** 23 April 2020 17:34  
**To:** Reg 13 Homes England  
**Subject:** RE: Anticipated build out rate Northstowe phases 2, 3A&B


Reg 13 Home

What build out rate do you anticipate for the development i.e. the number of new properties you anticipate being built and occupied per year. I appreciate it will only be an estimate at this stage but I do need something to enable a realistic assessment of the asset value to be made, in my assessment to date I have assumed 200 units by the end of year 2, 300 units in years 3 & 4 and 600 per year thereafter. Do you consider this to be realistic?

Kind regards

## Reg 13 Cambridge Water

 [web: <http://www.cambridge-water.co.uk/>](http://www.cambridge-water.co.uk/)

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---

**From:** Reg 13 Homes England  
**Sent:** 23 April 2020 16:56  
**To:** Reg 13 Cambridge Water  
**Subject:** RE: Anticipated build out rate Northstowe phases 2, 3A&B

Hi Reg 13 Cam

What is the question that you would like answered?

Best regards

**Reg 13 Homes England**

OFFICIAL

**From:** Reg 13 Cambridge Water  
**Sent:** 23 April 2020 16:00  
**To:** Reg 13 Homes England  
**Subject:** Anticipated build out rate Northstowe phases 2, 3A&B


Reg 13 Home

I have been challenged on my assumptions reference anticipated build out rates for the development, I appreciate to a large degree it will be market driven and subject to change but I would appreciate your thoughts.

Kind regards

**Reg 13 Cambridge Water**

web: <http://www.cambridge-water.co.uk/>

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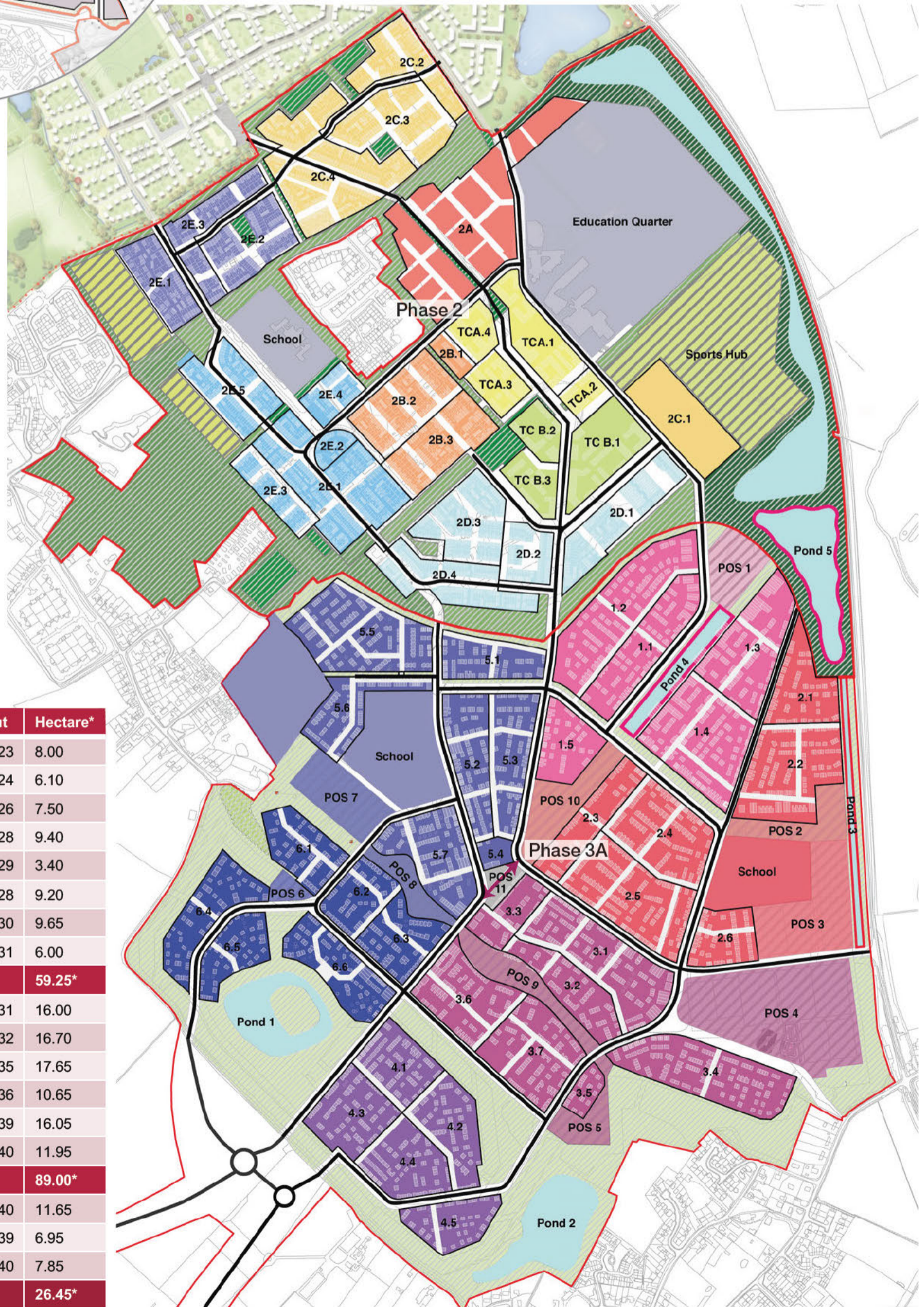
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Start	Phase	Infra	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
																									TRUE	
	2	2a	406	50	150	150	56																		TRUE	
	2	2b	260		50	100	90	20																	TRUE	
	2	TCa	710				160	200	200	150	apartments in town centre												TRUE			
	2	TCb	510						100	150	150	110	apartments in town centre												TRUE	
	2	2c	570			60	110	110	110	110	70														TRUE	
	2	2d	410				50	80	100	100	80														TRUE	
	2	2e	434						50	80	129	125	50												TRUE	
	2	2f	200									50	100	50											TRUE	
3A		1	820			50	100	100	100	100	100	100	100	70											TRUE	
3A		2	840					50	80	100	100	150	150	110	100										TRUE	
3A		3	790									50	80	150	170	170	120	50							TRUE	
3A		4	340												50	100	80	60	50						TRUE	
3A		5	790													50	150	150	150	150	90	50			TRUE	
3A		6	420														50	100	100	70	50	50			TRUE	
3B		1	450															100	100	100	100	50			TRUE	
3B		2	260																	60	100	100			TRUE	
3B		3	290																		50	140	100		TRUE	
			<b>8500</b>	<b>50</b>	<b>200</b>	<b>250</b>	<b>416</b>	<b>480</b>	<b>540</b>	<b>690</b>	<b>640</b>	<b>629</b>	<b>585</b>	<b>480</b>	<b>380</b>	<b>320</b>	<b>320</b>	<b>350</b>	<b>310</b>	<b>400</b>	<b>410</b>	<b>410</b>	<b>440</b>	<b>200</b>	<b>0</b>	<b>405</b>

# Northstowe Phases 2, 3A and 3B Package Plans

27-2-2020



Key	Phase	Homes	Build out	Hectare*
	Phase 2a	406	2020-2023	8.00
	Phase 2b	260	2021-2024	6.10
	Town Centre A	710	2023-2026	7.50
	Phase 2c	570	2023-2028	9.40
	Town Centre B	510	2026-2029	3.40
	Phase 2d	410	2024-2028	9.20
	Phase 2e	434	2026-2030	9.65
	Phase 2f	200	2029-2031	6.00
<b>Total Units Phase 2</b>		<b>3,500</b>		<b>59.25*</b>
	Phase 3a.1	820	2023-2031	16.00
	Phase 3a.2	840	2025-2032	16.70
	Phase 3a.3	790	2029-2035	17.65
	Phase 3a.4	340	2032-2036	10.65
	Phase 3a.5	790	2033-2039	16.05
	Phase 3a.6	420	2035-2040	11.95
<b>Total Units Phase 3a</b>		<b>4,000</b>		<b>89.00*</b>
	Phase 3b.1	450	2036-2040	11.65
	Phase 3b.2	260	2037-2039	6.95
	Phase 3b.3	290	2038-2040	7.85
<b>Total Units Phase 3b</b>		<b>1,000</b>		<b>26.45*</b>

Note \* Approximate areas excluding primary infrastructure, schools and strategic open spaces

## Reg 13 Homes England

---

**From:** Reg 13 Cambridge Water  
**Sent:** 29 October 2021 14:39  
**To:** Reg 13 Homes England  
**Cc:** Reg 13 Cambridge Water, Reg 13 Homes England  
**Subject:** RE: Northstowe phases 2 & 3

Hi Reg 13 Home

Yes it has, reinforcement works design is progressing we have had a few access issues with land owners which has delayed things however the latest update I have is that we have been able to access the land concerned to carry out ecological and archaeological investigation works. Design work continues and by mid to late November we hope to be able to decide the feasibility or otherwise of carrying the work out in phases, early phases likely to commence after harvest 2022.

Regards

Reg 13 Cambridge Water

---

**From:** Reg 13 Homes England  
**Sent:** 27 October 2021 16:11  
**To:** Reg 13 Cambridge Water  
**Cc:** Reg 13 Cambridge Water, Reg 13 Homes England  
**Subject:** RE: Northstowe phases 2 & 3

Hi Reg 13 Cam

Been a while.  
Just enquiring as to progress with the reinforcement works.

Best regards

Reg 13 Homes England

---

**From:** Reg 13 Cambridge Water  
**Sent:** 16 December 2020 09:56  
**To:** Reg 13 Homes England  
**Cc:** Reg 13 Cambridge Water  
**Subject:** Northstowe phases 2 & 3

Reg 13 Home

Apologies for not getting back to you sooner as promised the following is what I believe we agreed during our recent Teams call:-

- Monies already paid by Homes England will cover reinforcement works required once the 3001 property is connected
- Costs associated with land parcels as they come up will be assessed using the charges scheme costs in force when the development of the parcel commences
- Income offset credit will be applied against the water infrastructure charge, the value will be that in force on the date the connection is made and the infrastructure charges are due
- Harlaxton will continue to liaise with Cambridge Developer Services team, team will provide details of charges for each land parcel as they are ready to be built out

One final thing to mention post the meeting one of my colleagues reminded me that the final cost of the diversion works significantly exceeded that estimated, I am afraid as I do not have direct responsibility for diversions in this region I cannot give you the reasons for the additional costs. Following further discussions with colleagues we believe at this early stage of such a large project it would be wrong to look at the cost of the diversion works in isolation better to review once the costs for the whole project are more certain.

I hope the bullets above provides an accurate summary of the points agreed and you are comfortable with the suggested approach towards the diversion works costs overrun.

Kind Regards



web: <http://www.cambridge-water.co.uk/>

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## Reg 13 Homes England

---

**From:** Reg 13 Anglian Water  
**Sent:** 10 June 2020 14:54  
**To:** Reg 13 Homes England  
**Cc:** Reg 13 Anglian Water, Reg 13 Anglian Water  
**Subject:** Re: EA response - NORTHSTOWE PHASE 3B STATION ROAD LONGSTANTON CAMBS

Hi Reg 13 Homes Eng

I was expecting to receive an e-mail from you when I first read the response from the EA. We have spoken to the EA and have reminded them of previous arrangements and agreements with them, which they appear to have either forgotten or overlooked. In light of these discussions the EA have told us that they would be withdrawing their objection. We in turn are in the process of responding directly to the council re-affirming our position that although there is not capacity currently within our permit at Uttons Drove WRC, we have a programme in place and agreement with the EA that will ensure full capacity for the whole of the Northstowe development, circa 10,000 props plus commercial etc., is available in keeping with your programme.

Hopefully this will provide the re-assurance you require going forward.

You will see our response to the council when they upload it to their planning portal. I have Reg 13 Anglian Water, our Planning Liaison Manager to send you a copy of our response to the council in the mean time.

Regards,

Reg 13 Anglian Water

**Anglian Water Services Limited**

Henderson House, Lancaster Way, Ermine Business Park, Huntingdon,  
Cambridgeshire, PE29 6DU



---

**From:** Reg 13 Homes England  
**Sent:** 05 June 2020 13:49  
**To:** Reg 13 Anglian Water  
**Subject:** FW: EA response - NORTHSTOWE PHASE 3B STATION ROAD LONGSTANTON CAMBS

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

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Hi Reg 13 Anglian Water – I trust you are keeping well.

Please see attached and below

Can you confirm that the Utton Drove WWTW / WRC upgrade investment plans account for the entirety of the Northstowe new town development (10,000 homes total).

Please can you then issue such confirmation to the EA and SCDC planning below.

Best regards

# Reg 13 Homes England

Begin forwarded message:

From: reg. 13 [redacted] <[reg.13@greatercambridgeplanning.org](mailto:reg.13@greatercambridgeplanning.org)>  
Subject: FW: EA response - NORTHSTOWE PHASE 3B STATION ROAD LONGSTANTON CAMBS  
Date: 2 June 2020 at 10:21:09 BST  
To: reg. 13 Homes England [redacted]  
reg. 13 Homes England [redacted]  
Some action requested to Foul Water  
reg. 13 [redacted]



**GREATER CAMBRIDGE**  
SHARED PLANNING

reg. 13 [redacted] <[reg.13@greatercambridgeplanning.org](mailto:reg.13@greatercambridgeplanning.org)> reg. 13 [redacted]

<https://www.scambs.gov.uk/planning/>  
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From: Anglian Central, Planning\_Liaison <[planning.brampton@environment-agency.gov.uk](mailto:planning.brampton@environment-agency.gov.uk)>  
Sent: 02 June 2020 09:20  
To: reg. 13 [redacted] <[reg.13@greatercambridgeplanning.org](mailto:reg.13@greatercambridgeplanning.org)>

Subject: EA response - NORTHSTOWE PHASE 3B STATION ROAD LONGSTANTON CAMBS  
Good afternoon reg. 13 [redacted]

Please find attached our response to phase 3b. We have recommended that the application is **deferred** initially as further detail is required in respect of waste water (foul water) drainage.

We have tried to contact AW to no avail.

We believe these issues may well have been considered by applicant/AW but not addressed satisfactorily in the current submission.

Regards

reg. 13 [redacted]

[planning.brampton@environment-agency.gov.uk](mailto:planning.brampton@environment-agency.gov.uk)

*Please note - My normal working days are Tuesdays, Wednesdays and Thursdays.*

**We are currently working to government advice regarding Covid-19 and as such our operational ability has been disrupted. We are trying to work remotely as best as we can. However our ability to deliver within our normal timescales is compromised and we are responding to our current work on a risk based approach.**







reg. 13  
South Cambridgeshire District Council  
Development Control  
South Cambridgeshire Hall (6010)  
Cambourne  
Cambridge  
CB23 6EA

**Our ref:** AC/2020/129325/01-L01  
**Your ref:** 20/02142  
**Date:** 02 June 2020

Dear Sir/Madam

**OUTLINE PLANNING APPLICATION FOR THE DEVELOPMENT OF NORTHSTOWE PHASE 3B, COMPRISING UP TO 1,000 HOMES, A PRIMARY SCHOOL, SECONDARY MIXED USE ZONE (WITH RETAIL AND ASSOCIATED SERVICES, FOOD AND DRINK, COMMUNITY, LEISURE, EMPLOYMENT AND RESIDENTIAL USES), OPEN SPACE AND LANDSCAPED AREAS, ENGINEERING AND INFRASTRUCTURE WORKS, WITH DETAILS OF APPEARANCE, LANDSCAPING, LAYOUT, SCALE AND ACCESS RESERVED. APPLICATION ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT. NORTHSTOWE PHASE 3B STATION ROAD LONGSTANTON CAMBS, CB24 3DS.**

Thank you for your consultation.

**Environment Agency position.**

Insufficient information has been submitted in respect of Water Quality and Waste Water, ***we recommend that the application is deferred*** until such time as the issues highlighted below have been addressed to the satisfaction of our respective authorities.

Whilst we have no objection, in principle, to the proposed development of Northstowe Phase 3B, insufficient detail has been submitted to demonstrate that sufficient capacity will be available within the recipient Utton's Drove Water Recycling Centre (WRC) to serve the entirety of the development. See our comments immediately below for more details.

**Environmental Planning response:**

Water Quality/wastewater comments.

Water Recycling Centre (WRC) capacity.

The Environment Agency estimate that only around a third of the proposed 1000 new dwellings can be accommodated within the current EPR discharge permit for Utton's Drove WRC.

The information accompanying this application is incomplete. The FRA and Drainage Strategy (paras 4.6.13 and 7.1.1 within Report No 10037019-AUK-NS-P3-RP-IE-XXX-X-P0, version 3) should have a Foul Drainage Strategy attached as Appendix G, but we cannot find that paper. As such, we are unable to establish whether the applicant has provided any more detail regarding WRC upgrades.

Anglian Water do appear to have plans in place to upgrade the WRC, but it is not clear to what extent, whether this proposed Phase 3B development has been accounted for, and

what timescales may be required for any necessary upgrades:

- Their Water Recycling Long Term Plan identifies AMP7 and AMP8 investment to increase capacity at Utton's Drove, but has no detail. Neither the applicant nor Anglian Water have referred to this document in connection with this Phase 3B application.
- Their response to this application states: "The foul drainage from this development is in the catchment of Utton's Drove WRC that will have available capacity for these flows". **No further detail has been provided.**

We have tried to contact Anglian Water to get clarification regarding their plans for Utton's Drove but have had no reply.

Whilst we would wish to endorse Anglian Water's suggested Condition (and advise that Discharge of the Condition should be dependent upon Anglian Water providing confirmation that any necessary upgrades to the WRC, including associated EA EPR permitting, will be in place ahead of occupation) the integrity of any proposed WRC upgrade plans must first be fully demonstrated to the satisfaction of our respective authorities **prior to the granting of planning approval.**

#### Swavesey Drain capacity.

Information provided in the FRA (paragraph 4.6.10) is ambiguous regarding capacity in the Swavesey Drain and WRC discharge rates, referring to upgrades being made "as part of previous phases of work". It is not clear, therefore, whether the proposed phase 3B has already been accounted for.

#### Water Resources.

The development lies within the area traditionally supplied by Cambridge Water. We note that the applicant has approached the water company who have confirmed that they have adequate water resources to serve the proposed development but significant infrastructure improvements will be necessary. The timing and cost of these infrastructure improvements will be a consideration.

The water companies have recently produced water resources management plans (WRMP), which set out how the companies will maintain customer supplies over the period 2020- 2045. The assessments will show which companies have sufficient supplies to meet growth but also any strategic schemes that are needed to achieve this, along with reducing demands and leakage. We recommend that councils consider the long term viability of supplying new developments and how the phasing of growth links to the timings of the planned new strategic schemes.

The Anglian River Basin Management Plan;

<https://www.gov.uk/government/publications/anglian-river-basin-district-river-basin-management-plan> considered the status of all rivers and aquifers in the Region. This showed many waterbodies did not have the flow required to support the ecology and groundwater units not meeting good status. Given the pressure the Chalk aquifer faces, we cannot rule out future further reductions in the supplies available to water companies to prevent deterioration of the water related ecology. The council should seek the water company's assurance that it can meet the needs of growth without causing deterioration.

The Environment Agency determines that current levels of abstraction are causing environmental damage. Any increase in use within existing licensed volumes will increase the pressure on a system that is already failing environmental targets. We recommend any proposed development considers water resources as a key issue and the council recognises the damage of long term increases in abstraction due to growth. We

recommend this development takes into account the combined effect of growth in the area and the overall increase in demand for water.

We endorse the use of water efficiency measures especially in new developments and welcome the measures suggested in Policy WS/21 as stated in the Sustainability Statement. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

All new residential developments are required to achieve a water consumption limit of a maximum of 125 litres per person per day as set out within [the Building Regulations &c. \(Amendment\) Regulations 2015](#). Due to the pressures on local water resources and the potential risk of deterioration as a result of increased levels of abstraction, we would advise that any new development in the area aims for the highest levels of water efficiency. The government allows Local plans to specify optional standards with regards to water efficiency targets in new homes. We note that the South Cambs Local Plan (2018) specify in Policy CC/4 that all residential developments must achieve as a minimum a water efficiency equivalent to 110 litres per person per day. This standard must be adopted but considering the water stress of the area we would recommend the aspiration for water usage to be even lower than this.

New developments should not detrimentally affect local water features (including streams, ponds, lakes, ditches or drains) this includes both licensed and unlicensed abstractions. We are not aware of any licensed abstraction within the development boundary.

If it is intended to abstract more than 20 cubic metres of water per day from a surface water source e.g. a stream or from underground strata (via borehole or well) for any particular purpose (dust suppression) then you will need an abstraction licence from the Environment Agency. Due to the pressure on water resources in the area, there is no guarantee that a licence will be granted.

## **OTHER ENVIRONMENTAL ISSUES – DRAFT ONLY.**

### **Floodrisk response:**

We have no objections to Phase 3B of Northstowe. The submitted Flood Risk Assessment (FRA) has demonstrated that a sequential approach has been taken to the layout of the built development.

The principles of the outline drainage strategy demonstrate that a scheme can be put in place that sustainably manages flood risk. It also demonstrates that the development can contribute to reducing flood risk downstream of the site by restricting the discharge rates of surface water off site.

There are proposals to allow higher rates of run off from the site whilst river levels in the Great Ouse is low so that the risk of flooding along Swavesey drain is reduced when Webb's Hole Sluice is closed. Although, in principle, this is a viable option, careful assessment is needed to ensure that this doesn't have any downstream impacts. There may also be other viable options to achieve the aim at reducing risk in the area.

### **Floodrisk recommendations.**

The proposed development will only be acceptable if the following planning condition is included.



**(Draft) Condition 1.** No development shall take place until a surface water drainage scheme for the site has been submitted to, and approved in writing, by the local planning authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The drainage strategy should demonstrate that surface water run-off generated up to, and including the 1 in 100 critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall be implemented in accordance with the approved details before the development is completed.

**Reason(s).** To prevent the increased risk of flooding, both on-site and off-site.

**Applicant Informative.** Details to discharge the above condition must include evidence that any additional discharge from Utton's Drove WRC have been satisfactorily addressed and will not cause or exacerbate flooding.

**Conservation response:**

If any extended period of time passes before works on site begin, further ecological surveys may be required to provide up to date information.

For the protected species that have been recorded as present or using the site, details of avoidance, protection, mitigation and enhancement measures that will be put in place during works and following completion should be considered during detailed design. Consultation with Natural England will be required in relation to protected species and licensing requirements.

As proposed, existing habitats and features of biodiversity interest present should be retained where possible, protected during work phases, enhanced and incorporated into the wider landscape design. Mitigation measures for lost habitats, along with wider habitat enhancement and creation planned for the site, should also be included during detailed design. Ideally, newly created habitats should be established prior to existing habitats being removed. Retained and newly created habitats should be designed in a joined-up way, linking with each other and the wider countryside. This is in line with the National Planning Policy Framework, which requires planning decisions to minimise impacts on and provide net gains for biodiversity, including by establishing coherent networks that are more resilient to current and future pressures.

Consideration should be given to future ecological monitoring of the site, which will be required to record changes over time and demonstrate net biodiversity gain across the site.

For all planting during habitat enhancements and habitat creation, native species should be used that are ideally of local provenance.

Appropriate biosecurity measures are considered good practice and should be adopted on site to reduce the risk of inadvertently spreading invasive non-native species.

**Ground water & Contaminated Land (GWCL) response:**

**Site Specific Details.**

The proposed development site is not located within a Source Protection Zone designated for the protection of public water supply. According to our records it is underlain by a Secondary A aquifer and by Unproductive Strata. It is understood that the land was previously undeveloped (except for cottages) and used for agricultural purposes.

**Environment Agency Position (GWCL).**

We do not consider this proposal to be a high priority and will not be providing detailed site-specific advice or comments with regard to land contamination issues for this site at this time. This is based upon the environmental setting of the site and the likely low pollution

risks to controlled waters from the previous land uses.

We recommend that you refer to our published [Guiding Principles for Land Contamination](#) which outlines the approach which should be adopted when managing this site's risks to the water environment.

We also advise that you consult with your Environmental Health/Environmental Protection Department for advice on generic aspects of land contamination management. Where planning controls are considered necessary, we recommend that the environmental protection of controlled waters is considered alongside any human health protection requirements. This approach is supported by paragraph 170 of the National Planning Policy Framework.

See also attached GWCL appendices.

Yours faithfully

reg. 13

## Planning Liaison

Direct e-mail [planning.brampton@environment-agency.gov.uk](mailto:planning.brampton@environment-agency.gov.uk)

Enc: GWCL Appendices

### **Appendix 1 - General Advice to Applicant.**

#### 1. Preliminary Risk Assessment.

The PRA should include historical plans of the site, an understanding of the sites environmental setting (including geology, hydrogeology, location and status of relevant surface water and groundwater receptors, identification of potential contaminants of concern and source areas), an outline conceptual site model (CSM) describing possible pollutant linkages for controlled waters and identification of potentially unacceptable risks. Pictorial representations, preferably scaled plans and cross sections, will support the understanding of the site as represented in the CSM.

#### 2. Site Investigation.

Land contamination investigations should be carried out in accordance with BS 5930:1999-2010 'Code of Practice for site investigations' and BS 10175:2011 'Investigation of potentially contaminated sites - Code of Practice' as updated/amended. Site investigation works should be undertaken by a suitably qualified and experienced professional. Soil and water analysis should be fully MCERTS accredited.

Any further site investigation, demolition, remediation or construction works on site must not create new pollutant pathways or pollutant linkages in to the underlying principal aquifer to avoid generating new contaminated land liabilities for the developer. Clean drilling techniques may be required where boreholes, piles etc. penetrate through contaminated ground.

#### 3. SuDS.

We consider any infiltration Sustainable Drainage System (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.

Soakaways must not be constructed in contaminated ground where they could re-mobilise any pre-existing contamination and result in pollution of groundwater. Soakaways and other

infiltration SuDS need to meet the criteria in our Groundwater Protection Position Statements G1 and G9 to G13.

Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components.

We recommend that developers should:

1. Refer to our [Groundwater Protection](#) webpages which include the [Groundwater Protection Position Statements](#)
2. Follow the [Land Contamination: Risk Management](#) guidance when dealing with land affected by contamination
3. Refer to the [CL:AIRE Water and Land Library \(WALL\)](#) which includes the [Guiding Principles for Land Contamination](#) for the type of information required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors such as human health
4. Refer to our [Land Contamination Technical Guidance](#)
5. Refer to [Position Statement on the Definition of Waste: Development Industry Code of Practice](#)
6. Refer to British Standards BS 5930:1999 A2:2010 *Code of practice for site investigations* and BS10175:2011 A1: 2013 *Investigation of potentially contaminated sites – code of practice*
7. Refer to our [Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination](#). The selected method, including environmental mitigation measures, should be presented in a 'Foundation Works Risk Assessment Report', guidance on producing this can be found in Table 3 of '[Piling Into Contaminated Sites](#)'
8. Refer to our [Good Practice for Decommissioning Boreholes and Wells](#)
9. Refer to our [Dewatering building sites and other excavations: environmental permits](#) guidance when temporary dewatering is proposed GMP 18/05/2020

End.

**Please note** – Our hourly charge for pre application assessments is currently £100 + VAT

Environment Agency, East Anglia Area (West), Bromholme Lane, Brampton, Huntingdon, Cambs. PE28 4NE.  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

## Reg 13 Homes England

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**From:** Reg 13 Anglian Water  
**Sent:** 17 January 2019 15:00  
**To:** reg. 13 (Gallagher Estates); Reg 13 Homes England  
Reg 13 Homes England  
**Subject:** Northstowe Phase 1,2 and 3 Water Parks

Dear all,

As part of the initial site wide strategy included in the Northstowe Area Action Plan (NAAP) adopted in 2007, it was proposed that there would be linkages between the phase 1, 2 and 3 SuDS and attenuation strategies to allow for the flow of water between ponds.

Culverts were therefore included as part of the phase 1 S104 Waterpark proposals, to provide potential future linkages below to Phase 2 (adjacent to Rampton Road). These have been constructed as part of the Phase 1 Proposals.

However, following a more in-depth review of the catchments that each phase of Northstowe falls into and the technical reviews undertaken to support the planning consents for each phase, it is now clear that Phase 1 Discharges to Reynolds Drain and Phases 2 and 3 discharge to Beck Brook.

It has therefore become clear that the culverts constructed to provide connection between the Phase 1 Waterpark and the Phase 2 Waterpark will not be required for the following reasons:

- Phase 1 and 2 discharge into separate watercourses and it is not anticipated that Surface Water runoff would be moved between catchments;
- The phase 1 and 2 Waterparks are at different levels which would not allow the free flow of water between catchments;
- The phase 2 Waterparks are not in a location that would allow these culvert connections to work;
- The phase 1 and 2 Waterparks have been size independently, both allowing for the 1 in 200 year rainfall event (Including an allowance for climate change) as well as an allowance for 0l/s discharge for up to 48hrs when water levels in the receiving watercourses are elevated, as well as having satisfactory freeboard above these levels for residual risk;
- Both Waterparks have pumping stations with back up pumps and therefore moving water between these will not be required.

Therefore we confirm that these culvert connections are not required and can be removed without any detrimental impact to the site wide strategies agreed through planning

I trust that this clarifies our position.

Reg 13 Anglian Water

**Anglian Water Services Limited**

Haven House, Colchester WRC, Haven Road, Colchester, Essex. CO2 8HT

Reg 13 Anglian Water



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Anglian Water Services Limited

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## Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference:	0113994
Local Planning Authority:	South Cambridgeshire District
Site:	Northstowe Phase 3A Rampton Road Longstanton Cambs
Proposal:	Outline planning application for the development of Northstowe Phase 3A for up to 4,000 homes, two primary schools, a local centre (including employment, community, retail and associated services, food and drink, leisure, residential uses.
Planning Application:	20/02171/OUT

**Prepared by:** Pre-Development Team

**Date:** 10 March 2021

If you would like to discuss any of the points in this document please contact me on 0345 606 6087 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

---

## **Background**

Anglian Water has worked with the applicant and the consultants through pre-application discussions and will continue to work closely with them throughout the planning and build process.

The foul drainage infrastructure to serve this site has already been built and is able to take the entire flows from the proposed development. We are committed to continuing our engagement with the applicant regarding this development and will liaise with South Cambridgeshire District Council through the process.

## **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**

The foul drainage from this development is in the catchment of Uttons Drove Water Recycling Centre (WRC) which currently does not have capacity to treat the flows from the development site.

Anglian Water has been in discussions with the Environment Agency regarding future upgrades to the WRC and have agreed a long-term strategy to accommodate all flows. We have also worked in partnership with the Environment Agency and the Drainage Board, provided funding to ensure the Swavesey Drain has sufficient capacity for the entire Northstowe development. The Environment Agency have confirmed the required work has been completed.

Anglian Water will manage the required investment in consultation with the Environment Agency. Our WRC permits are managed via Environmental regulations and therefore should not be addressed through the planning process as it falls under different legislation.

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## **Foul Sewerage Network**

This response has been based on the submitted Northstowe Phase 3A Flood Risk Assessment and Drainage Strategy.

We can confirm that the submitted strategy is acceptable to us and that the infrastructure in place was to accommodate the future flows from the development site.

## **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.

From the details submitted with the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board

We note from the submitted documents that the applicants is proposing Anglian Water to be an adopting SuDs body. The applicant has engaged with us regarding adoption, however, at this time we do not have sufficient information to confirm if the design meets our adoptable standards.

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## Reg 13 Homes England

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**From:** Reg 13 Homes England  
**Sent:** 01 July 2021 10:00  
**To:** Reg 13 Anglian Water  
**Subject:** FW: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

**Importance:** High

Hi Reg 13 An – please see below.

Please can you get this resolved asap. We need to ensure that sort of thing doesn't happen again. Many thanks

Best regards

Reg 13 Homes England

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**From:** Reg 13 Homes England  
**Sent:** 01 July 2021 09:59  
**To:** reg. 13 @greatercambridgeplanning.org>; Reg 13 Homes England  
**Subject:** RE: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

Hi reg. 13

This is so utterly ridiculous!

We have a S98 agreement with Anglian Water relative to the TPS and rising main to take all of phase 2 and 3 to Uttons Drove WRC!

I will send this to our AW contact and get them to resolve.

Best regards

Reg 13 Homes England

---

**From:** reg. 13 @greatercambridgeplanning.org>  
**Sent:** 01 July 2021 09:39  
**To:** Reg 13 Homes England | Reg 13 Homes England  
**Subject:** Fwd: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

I am concerned about this statement from Anglian Water re foul water

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**From:** Planning Liaison <[planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)>  
**Sent:** Thursday, July 1, 2021 9:17:04 AM

To: **reg. 13** [@greatercambridgeplanning.org](mailto:reg.13@greatercambridgeplanning.org)>  
Subject: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

Good morning **reg. 13**

Our reference: PLN- 0124570

Our engineers review the submitted drainage documents with this application. Please find below our response:

Site: Phase 2B, Northstowe Land South Of Rampton Drift Northstowe Cambridgeshire CB24 3EW

Proposal: Reserved matters application for 300 dwellings including affordable housing provision, non-residential floorspace, landscaping, open space and associated infrastructure for access, appearance, landscaping, layout and scale following outline planning

Planning application: 21/02310/REM

## ASSETS

### Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

## WASTEWATER SERVICES

### Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Over Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

### Section 3 - Used Water Network

We have reviewed the applicant's submitted foul drainage strategy documentation and consider that the impact on the public foul sewerage network has not been adequately addressed at this stage. Anglian Water have found that this proposal may result in a increased risk of flooding in the downstream network.

### 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.

We have reviewed the applicant's submitted surface water drainage information (Flood Risk Assessment/Drainage Strategy) and have found that the proposed method of surface water discharge does not

relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.

Kind regards

**Reg 13 Anglian Water**



Website: <https://www.anglianwater.co.uk/developing/planning--capacity/>

**Anglian Water Services Limited**  
Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6WT

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## Reg 13 Homes England

**From:** Reg 13 Anglian Water  
**Sent:** 01 July 2021 11:36  
**To:** Reg 13 Homes England  
**Subject:** Re: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

**Importance:** High

Hi Reg 13 Homes England  
I have just left you a voice message. Apologies. The response content was in error, I have addressed this internally but in the mean time a revised response is being sent to reg. 13 and a copy to you under separate cover.  
If you continue to have any issues please do not hesitate to contact me.  
Regards,



### Anglian Water Services Limited

Henderson House, Lancaster Way, Ermine Business Park, Huntingdon,  
Cambridgeshire, PE29 6DU



For further information please email us at [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk) or visit our website at:  
<https://www.anglianwater.co.uk/developing/planning--capacity/planning-and-capacity/>

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**From:** Reg 13 Homes England  
**Sent:** 01 July 2021 10:41  
**To:** Reg 13 Anglian Water  
**Subject:** FW: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

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Hi Reg 13 Anglian Water – further to my previous email – see below.

The current responses from AW do not provide confidence to the LPA or local stakeholders that there is a coordinated approach – which we know there is. PLEASE can you get this resolved!

Best regards

Reg 13 Homes England

---

From: reg. 13 @greatercambridgeplanning.org>

Sent: 01 July 2021 10:21

To: Planning Liaison <planningliaison@anglianwater.co.uk>

Cc: Reg 13 Homes England

Reg 13 Homes England

reg. 13

reg. 13 @lukenbeck.com>

Subject: RE: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

Reg 13 Anglian Water

Thank you for the response however, I would ask for clarity.

1. As previously stated AWS and the Environment Agency are liaising with regard to the Uttons Drove capacity, created by AWS's decision to take foul water, without consultation, from Cambourne and Bourn (originally destined to Papworth, and as set out in the approved planning documents) to Uttons Drove WRC. A commitment was made to provide a solution by the end of June 2021. What is the latest position in relation to this matter?
2. AWS have entered into a s98 Agreement with Homes England to deal with the foul water from Northstowe Phase 2 and 3 for 8500 dwellings, of which this submission forms part. As such does your advice and comments not need to reflect AWS's position and agreements that have been entered into and the infrastructure already in place to take the development?
3. AWS are in the process of adopting the SuDs and Water Park from Phase 1 and 2 to which the application site and surface water will ultimately drain as part of the strategic solution and overall masterplan. Does this not need to be included?
4. Your comments regarding the foul drainage strategy state that it is inadequate but offer no solution as to how to amend or correct this. Is this due to an issue of the strategy or the issues between AWS and the EA created by AWS's decision to take foul water from Cambourne and Bourn (originally destined to Papworth, and as set out in the approved planning documents) to Uttons Drove? Please can you advise what information is needed to the strategy to address your comment.

Please can you clarify the above asap.

Kind regards,

reg. 13

reg. 13



## GREATER CAMBRIDGE SHARED PLANNING

t: reg. 13  
e: reg. 13 @greatercambridgeplanning.org

<https://www.scambs.gov.uk/planning/>  
<https://www.cambridge.gov.uk/planning>  
<https://www.greatercambridgeplanning.org>

Greater Cambridge Shared Planning: a strategic partnership between Cambridge City and South Cambridgeshire District Councils

*Please note that like many people I am currently balancing home and work commitments. If this email is sent out of normal working hours please do not feel the need to review or respond until you would normally do so. Thank you*

*My Normal Working Days are Monday to Thursday.*

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From: Planning Liaison <[planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)>  
Sent: 01 July 2021 09:17  
To: reg. 13 @greatercambridgeplanning.org  
Subject: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

Good morning Reg 13 Anglian Wa

Our reference: PLN- 0124570

Our engineers review the submitted drainage documents with this application. Please find below our response:

Site:	Phase 2B, Northstowe Land South Of Rampton Drift Northstowe Cambridgeshire CB24 3EW
Proposal:	Reserved matters application for 300 dwellings including affordable housing provision, non-residential floorspace, landscaping, open space and associated infrastructure for access, appearance, landscaping, layout and scale following outline planning
Planning application:	21/02310/REM

## ASSETS

### Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

## WASTEWATER SERVICES

### Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Over Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

### Section 3 - Used Water Network

We have reviewed the applicant’s submitted foul drainage strategy documentation and consider that the impact on the public foul sewerage network has not been adequately addressed at this stage. Anglian Water have found that this proposal may result in a increased risk of flooding in the downstream network.

### 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.

We have reviewed the applicant’s submitted surface water drainage information (Flood Risk Assessment/Drainage Strategy) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.

Kind regards

Reg 13 Anglian W



Reg 13 Anglian Water

Email: [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)  
Website: <https://www.anglianwater.co.uk/developing/planning--capacity/>

**Anglian Water Services Limited**  
Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6WT

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Please forward any requests for information to: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

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Reg 13 Homes England

**From:** Reg 13 Anglian Water  
**Sent:** 01 July 2021 10:48  
**To:** Reg 13 Homes England  
**Subject:** Re: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

Hi [Redacted]  
I am making enquiries as we speak about this and will get back to you as soon as possible.  
Regards,



Reg 13 Anglian Water

**Anglian Water Services Limited**

Henderson House, Lancaster Way, Ermine Business Park, Huntingdon,  
Cambridgeshire, PE29 6DU



For further information please email us at [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk) or visit our website at:  
<https://www.anglianwater.co.uk/developing/planning--capacity/planning-and-capacity/>

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**From:** Reg 13 Homes England  
**Sent:** 01 July 2021 10:41  
**To:** Reg 13 Anglian Water  
**Subject:** FW: PLN- 0124570 - Reserved Matters Application 21/02310/REM Response

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Hi [Redacted] – further to my previous email – see below.

The current responses from AW do not provide confidence to the LPA or local stakeholders that there is a coordinated approach – which we know there is. PLEASE can you get this resolved!

Best regards

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