

[REDACTED]

From: [REDACTED]
Sent: 19 September 2019 09:55
To: [REDACTED]@savills.com; [REDACTED]
Cc: [REDACTED]@anglianwater.co.uk; [REDACTED]
Subject: Waterbeach Pre Application for new WRC
Attachments: PREAP 2019 09 05 WRC Preapplication Response.pdf

All,

As discussed this is the letter received from CCC in response to our pre-application for planning permission for the new WRC at Waterbeach.

The Council have stated that they would not support a planning application for a new WRC at the proposed location. A summary of the reasons is set out below:

- AWS have not demonstrated that this is the most suitable location in terms of flooding. They have requested that a robust sequential test (area to be determined by the Council), is undertaken which demonstrates that there are no other feasible sites in locations less likely to be affected by flooding. This will also need to include evidence that the proposed site had wider sustainability benefits to the community than other sites via a sustainability appraisal.
- The EA believe that pumping to Milton (old or new WRC) is the only feasible and deliverable option, this option would need to be considered in the sequential test.
- The planning application would need to demonstrate that there would be no detrimental impact to local amenity. This would need to be considered on a cumulative basis taking into account all other developments within the area.
- An application for a new WRC in the proposed location would have to comply with national and local planning policy. Consideration of land value realisation is not considered justification for locating in flood zone 3.
- A substantial list of required assessments to meet the local validation list has been detailed within the pre-application consultation report.

The Council have suggested that we submit a screening opinion for the proposed WRC as it is considered a Schedule 2 development under the EIA Regulations.

The view is that due to the flood risk and impact on local amenity, a full EIA would be required. This would significantly increase the timescales for the planning process and there would be no guarantee of planning at the end. AWS are, however, moving on with it.

[REDACTED], happy to discuss further in detail and the background, perhaps when we meet to go over the land access progression?

I'll also send you my draft wording for how we make the Waterbeach connection and inclusion in the site selection process to be read in context with this response from CCC.

Kind regards,

