

# **Pre-Planning Assessment Report**

**Land off The Street, Dickleburgh and Rushall**

## Section 1: Proposed Development

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Thank you for submitting a pre-planning enquiry. This has been produced for Rossi Long Consulting. Your reference number is **00014554**. If you have any questions upon receipt of this report, please contact Sandra Olim on 01733 414690 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk).

The response within this report has been based on the following information which was submitted as part of your application:

List of Planned Developments	
Type of Development	No. Of Units
C3 Dwellings	76

The anticipated residential build rate is:

Year	2016	2017
Build Rate	50	26

- The grid reference for the site is TM1660082500.
- The site currently does not have planning permission and is located on a greenfield site.

## Section 2: Assets Affected

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Our records indicate that there are no public water mains or public sewers or other assets owned by Anglian Water within the boundary or overlapping your development site. However, it is recommended that you carry out a thorough investigation of your proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence.

Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records. You also need to be aware that your development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

### Section 3: Water Recycling Services

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In examining the used water system we assess the ability for your site to connect to the public sewerage network without causing a detriment to the operation of the system. We also assess the receiving water recycling centre and determine whether the water recycling centre can cope with the increased flow and influent quality arising from your development.

#### Water Recycling Centre

The foul drainage from the proposed development is in the catchment of Dickleburgh Rectory RD Water Recycling Centre, which currently has capacity to treat the flows from your development site. Anglian Water cannot reserve capacity and the available capacity at the water recycling centre can be reduced at any time due to growth, environmental and regulation driven changes.

#### Used Water Network

Anglian Water has assessed the impact of gravity flows from the planned development to the public foul sewerage network. We can confirm that this is acceptable as the foul sewerage system, at present, has available capacity for your site. The connection point will be to manhole 8601 in The Street at National Grid Reference (NGR) TM1684182622.

Land topography shows that a gravity connection can be made to manhole 8601. If a pumped regime is required, we will need to carry out further hydraulic modeling in order to determine mitigation measures.

#### Surface Water Disposal

You indicated on the Pre-Planning Application form that a connection to the public surface water sewer network is not required as infiltration and a connection to a watercourse is to be utilised.

A new surface water sewer can be used as a mechanism to discharge surface water to a watercourse or as part of a Suds scheme where appropriate. Subject to the sewer being designed in accordance with the current version of Sewers For Adoption, the sewer can be put forward for adoption by Anglian Water under Section 104 of the Water Industry Act 1991. If the outfall is to a watercourse, the applicant will be required to obtain consent to discharge via the appropriate body.

Therefore a capacity assessment has not been made on the public surface water network. However, should this situation change and you wish to have a surface water connection assessment on the local network, then we will provide this free of charge if requested within 12 months of this report and you are able to provide the relevant evidence that your original strategy was unviable.

As you may be aware, Anglian Water will consider the adoption of SuDs provided that they meet the criteria outline in our SuDs adoption manual. This can be found on our website at <http://www.anglianwater.co.uk/developers/suds.aspx>. We will adopt features located in public open space that are designed and constructed, in conjunction with the Local Authority and Lead Local Flood Authority (LLFA), to the criteria within our SuDs adoption manual. Specifically, developers must be able to demonstrate:

1. Effective upstream source control,
2. Effective exceedance design, and
3. Effective maintenance schedule demonstrating that the assets can be maintained both now and in the future with adequate access.

If you wish to look at the adoption of any SuDs then an expression of interest form can be found on our website at: <http://www.anglianwater.co.uk/developers/suds.aspx>

### **Trade Effluent**

We note that you do not have any trade effluent requirements. Should this be required in the future you will need our written formal consent. This is in accordance with Section 118 of the Water Industry Act (1991).

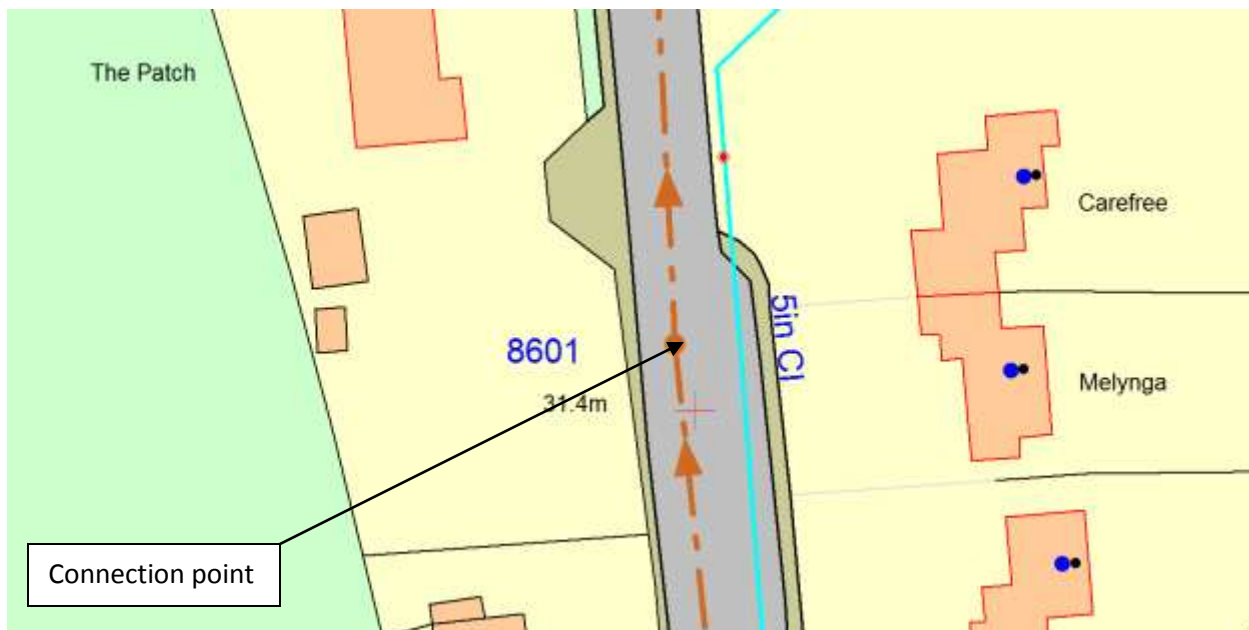
### **Used Water Budget Costs**

It has been assumed that the onsite used water network will be provided under a section 104 Water Industry Act application. It is recommended that you also budget for both infrastructure charges and connection costs. The 2015/16 charges are:

Infrastructure Charge	£351.00 per connection
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Please note that we offer alternative types of connections depending on your needs and these costs are available in our annual charges booklet, which can be downloaded from [www.anglianwater.co.uk/developers/charges](http://www.anglianwater.co.uk/developers/charges).

## Section 4: Map of Proposed Connection Points



**Figure 1:** Showing your used water point of connection at manhole 8601 with a Cover Level of 31.15m and an Invert Level of 28.65m

## Section 5: Useful Information

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### Water

#### Water Industry Act – Key Water Sections:

- **Section 41:** This provides you with the right to requisition a new water main for domestic purposes to connect your site to the public water network.
- **Section 45:** This provides you with the right to have a connection for domestic purposes from a building or part of a building to the public water main.
- **Section 51A:** This provides you with the right to provide the water main or service connection yourself and for us to vest them into our company.
- **Section 55:** This applies where you request a supply of water for non domestic premises.
- **Section 185:** This provides you with the right to make a reasonable request to have a public water main, sewer or public lateral drain removed or altered, at your expense. Details on how to make an application and the s185 form is available on our website at <http://www.anglianwater.co.uk20/developers> or via our Developer Services team on 08457 60 66 087.

Details on how you can make a formal application for a new water main, new connection or diversion are available on from our Developer Services team on 08457 60 66 087 or via our website at [www.anglianwater.co.uk/developers](http://www.anglianwater.co.uk/developers)

If you have any other queries on the rights to requisition or connect your housing to the public water and sewerage infrastructure then please contact our developer services team at: Developer Services, Anglian Water, PO Box 495, Huntingdon, PE29 6YY or Telephone: 0845 60 66 087 or Email: [developerservices@anglianwater.co.uk](mailto:developerservices@anglianwater.co.uk)

**Water pressure and flow rate:** The water pressure and consistency that we must meet for your site is laid out in the Water Industry Act (1991). This states that we must supply a flow rate of 9 litres per minute at a pressure of 10 metres of head to the external stop tap. If your water pressure requirements exceed this then you will need to provide and maintain any booster requirements to the development site.

**Self Lay of Water Mains:** A list of accredited Self Lay Organisations can be found at [www.lloydsregister.co.uk/schemes/WIRS/providers-list.aspx](http://www.lloydsregister.co.uk/schemes/WIRS/providers-list.aspx).

### Used Water

#### Water Industry Act – Key Used Water Sections:

- **Section 98:** This provides you with the right to requisition a new public sewer. The new public sewer can be constructed by Anglian Water on your behalf. Alternatively, you can construct the sewer yourself under section 30 of the Anglian Water Authority Act 1977.

- **Section 102:** This provides you with the right to have an existing sewerage asset vested by us. It is your responsibility to bring the infrastructure to an adoptable condition ahead of the asset being vested.
- **Section 104:** This provides you with the right to have a design technically vetted and an agreement reached that will see us adopt your assets following their satisfactory construction and connection to the public sewer.
- **Section 106:** This provides you with the right to have your constructed sewer connected to the public sewer.
- **Section 185:** This provides you with the right to have a public sewerage asset diverted.

Details on how to make a formal application for a new sewer, new connection or diversion are available on our website at [www.anglianwater.co.uk/developers](http://www.anglianwater.co.uk/developers) or via our Developer Services team on 08457 60 66 087.

#### Sustainable Drainage Systems:

Many existing urban drainage systems can cause problems of flooding, pollution or damage to the environment and are not resilient to climate change in the long term. Therefore our preferred method of surface water disposal is through the use of Sustainable Drainage Systems (SuDS). SuDS are a range of techniques that aim to mimic the way surface water drains in natural systems within urban areas. For more information on SuDS, please visit our website at <http://www.anglianwater.co.uk/developers/suds.aspx>. We also recommend that you contact the Local Authority and Lead Local Flood Authority (LLFA) for the area to discuss your application.

**Private Sewer Transfers:** Sewers and lateral drains connected to the public sewer on the 1 July 2011 transferred into Water Company ownership on the 1 October 2011. This follows the implementation of the Floods and Water Management Act (FWMA). This included sewers and lateral drains that were subject to an existing Section 104 Adoption Agreement and those that were not. There were exemptions and the main non-transferable assets were as follows:

- Surface water sewers and lateral drains that did not discharge to the public sewer, e.g. those that discharged to a watercourse.
- Foul sewers and lateral drains that discharged to a privately owned sewage treatment/collection facility.
- Pumping stations and rising mains will transfer between 1 October 2011 and 1 October 2016.

The implementation of Section 42 of the FWMA will ensure that future private sewers will not be created. It is anticipated that all new sewer applications will need to have an approved section 104 application ahead of a section 106 connection.

**Encroachment:** Anglian Water operates a risk based approach to development encroaching close to our used water infrastructure. We assess the issue of encroachment if you are



planning to build within 400 metres of a water recycling centre or, within 15 metres to 100 metres of a pumping station. We have more information available on our website at <http://anglianwater.co.uk/developers/encroachment.aspx>

**Locating our assets:** Maps detailing the location of our water and used water infrastructure including both underground assets and above ground assets such as pumping stations and recycling centres are available from [www.digdat.co.uk](http://www.digdat.co.uk). All requests from members of the public or non-statutory bodies for maps showing the location of our assets will be subject to an appropriate administrative charge. We have more information on our website at: [www.anglianwater.co.uk/developers/our-assets/](http://www.anglianwater.co.uk/developers/our-assets/)

**Summary of charges:** A summary of this year's water and used water connection and infrastructure charges can be found at <http://www.anglianwater.co.uk/developers/charges/>

**Disclaimer:** The information provided within this report is based on the best data currently recorded, recorded within the last 12 months or provided by a third party. The position must be regarded as approximate. If there is further development in the area or for other reasons the position may change.

The accuracy of this report is therefore not guaranteed and does not obviate the need to make additional appropriate searches, inspections and enquiries. You are advised therefore to renew your enquiry should there be a delay in submitting your application for water supply/sewer connection to re-confirm the situation.

Any cost calculations provided within the report are estimated only and may be subject to change.

The responses made in this report are based on the presumption that your proposed development obtains planning permission. Whilst this report has been prepared to help assess the viability of your proposal, it must not be considered in isolation. Anglian Water supports the plan led approach to sustainable development that is set out in the National Planning Policy Framework (NPPF). As a spatial planning statutory consultee, we assist planning authorities in the preparation of a sustainable local plan on the basis of capacity within our water and water recycling (formerly referred to as wastewater) infrastructure. Consequently, any infrastructure needs identified in this report must only be considered in the context of up to date, adopted or emerging local plans. Where local plans are absent, silent or out of date these needs should be considered against the definition of sustainability set out in the NPPF as a whole.

No liability whatsoever including liability for negligence is accepted by Anglian Water Services Limited for any error or inaccuracy or omission including the failure to accurately record or record at all, the location of any water main, discharge pipe, sewer, or drain or disposal main or any item of apparatus.