



## Pre-Planning Assessment Report

**Rockingham Forest Park**

**InFlow Reference: PPE-0125663**

**Assessment Type: Used Water**

**Report published: 26/07/2021**



Thank you for submitting a pre-planning enquiry.

This has been produced for Rockingham Property Management Ltd.

Your reference number is **PPE-0125663**.

This report can be submitted as a drainage strategy for the development should it seek planning permission.

If you have any questions upon receipt of this report, you can submit a further question via InFlow. Alternatively, please contact the Planning & Capacity team on **07929 786 955** or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

## Section 1 - Proposed development

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
Dwellings	80

The anticipated residential build rate is:

Year	Y1	Y2
Build rate	50	30

**Development type:** Greenfield

**Planning application status:** Pending Consideration

**Site grid reference number:** TL0352297501

The comments contained within this report relate to the public water mains and sewers indicated on our records.

Your attention is drawn to the disclaimer in the useful information section of this report.

## Section 2 - Assets affected

Our records indicate that there are no public water mains/public sewers or other assets owned by Anglian Water within the boundary of your development site. However, it is highly 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

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 effluent quality arising from your development.

### Water recycling centre

The foul drainage from this development is in the catchment of Nassington Water Recycling Centre, which currently does not have capacity to treat the flows from your development site. Anglian Water are obligated to accept the foul flows from your 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.

#### Used water network

Our assessment has been based on development flows connecting to the nearest accessible foul water sewer of the same size or greater pipe diameter to that required to drain the site. The infrastructure to convey foul water flows to the receiving sewerage network is assumed to be the responsibility of the developer. Conveyance to the connection point is considered as Onsite Work and includes all work carried out upstream from of the point of connection, including making the connection to our existing network. This connection point has been determined in reference to the calculated discharge flow and on this basis, a 150mm internal diameter pipe is required to drain the development site. The nearest network connection point that meets this criteria is at manhole 1302 at TL0117297386, located in Kingscliffe, you have requested however that we look to connect you in Apethorpe Road in Nassington at NGR TL0621696393. Anglian Water has assessed the impact of connecting the foul flows from the planned development to this point and unfortunately there is insufficient capacity in this sewer to accommodate your site. Consequently, we must consider an alternative foul water drainage strategy. An alternative strategy may involve connecting to a different point on the network or introducing some control on the flow discharged from the development. Anglian Water will reimburse reasonable costs incurred in connecting to the recommended connection point, over and above those required to connect to the nearest point of connection. In order to define a feasible alternative foul water drainage strategy we will need to understand your onsite drainage design in greater detail. Therefore, we would like to arrange a meeting to examine the available options and establish an effective strategy. [REDACTED], our Pre-Development Senior Engineer for this area and will be responsible for evaluating the foul water drainage strategy. We'd grateful if you could advise [REDACTED] of your availability for a meeting and a convenient venue or alternatively a conference call can be arranged if this is more convenient. For your reference, [REDACTED] can be contacted at [REDACTED] or [REDACTED]@anglianwater.co.uk Please note that Anglian Water will request a suitably worded condition at planning application stage to ensure this strategy is implemented to mitigate the risk of flooding.

It is assumed that the developer will provide the necessary infrastructure to convey flows from the site to the network. Consequently, this report does not include any costs for the conveyance of flows.

#### 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](#). 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 than 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](#)

As the proposed method of surface water disposal is not relevant to Anglian Water; we suggest that you contact the relevant Local Authority, Lead Local Flood Authority, the Environment Agency or the Internal Drainage Board, as appropriate.

#### Used Water Budget Costs

Your development site will be required to pay an infrastructure charge for each new property connecting to the public sewer that benefits from Full planning permission.

You will be required to pay an infrastructure charge upon connection for each new plot on your development site. The infrastructure charge are types of charges set out in Section 146(2) of the Water Industry Act 1991

The charge should be paid by anyone who wishes to build or develop a property and is payable upon request of connection.

Payment of the infrastructure charge must be made before premises are connected to the public sewer.

Infrastructure charge for water recycling:	£ [REDACTED]
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**The Water Recycling Infrastructure charge for your dwellings is:**

Infrastructure charge	Number of units	Total
£ [REDACTED]	80	£ [REDACTED]

Infrastructure charges are raised on a standard basis of one charge per new connection (one for water and one for sewerage). However, if the new connection is to non- household premises, the fixed element is calculated according to the number and type of water fittings in the premises. This is called the "relevant multiplier" method of calculating the charge.

Details of the relevant multiplier for each fitting can be found at our [website](#).

It has been assumed that the onsite used water network will be provided under Section 104 of the Water Industry Act

It is recommended that you also budget for connection costs.

Please note that we offer alternative types of connections depending on your needs and these costs are available at our [website](#).

#### **Section 4 - Useful information**

**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](#) or via our Development Services team on **0345 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. .

Our preferred method of surface water disposal is through the use of Sustainable Drainage Systems or 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](#)

We recommend that you contact the Local Authority and Lead Local Flood Authority (LLFA) for your site 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 do 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.

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#### **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](#)

#### **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 [digdat](#)

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](#)

#### **Charging arrangements**

Our charging arrangements and summary for this year's water and used water connection and infrastructure charges can be found on our [website](#)

#### **Section 5 - Disclaimer**

The information provided in this report is based on data currently held by Anglian Water Services Limited ('Anglian Water') or provided by a third party. Accordingly, the information in this report is provided with no guarantee of accuracy, timeliness, completeness and is without indemnity or warranty of any kind (express or implied).

This report should not be considered in isolation and does not nullify the need for the enquirer to make additional appropriate searches, inspections and enquiries. Anglian Water supports the plan led approach to sustainable development that is set out in the National Planning Policy Framework ('NPPF') and any infrastructure needs identified in this report must be considered in the context of current, adopted and/or emerging local plans. Where local plans are absent, silent or have expired these needs should be considered against the definition of sustainability holistically as set out in the NPPF.

Whilst the information in this report is based on the presumption that proposed development obtains planning permission, nothing in this report confirms that planning permission will be granted or that Anglian Water will be bound to carry out the works/proposals contained within this report.

No liability whatsoever, including liability for negligence is accepted by Anglian Water or its partners, employees or agents, for any error or omission, or for the results obtained from the use of this report and/or its content.

Furthermore, in no event will any of those parties be liable to the applicant or any third party for any decision made or action taken as a result of reliance on this report.

**This report is valid for the date printed and the enquirer is advised to resubmit their request for an up to date report should there be a delay in submitting any subsequent application for water supply/sewer connection(s).**