

**Pre-Planning
Assessment Report**

BOSTON WEST GOLF CLUB

155880/904488372/1/0077561

Section 1: Proposed development

Thank you for submitting a pre-planning enquiry. This has been produced for RM Associates. Your reference number is **155880/904488372/1/0077561**. If you have any questions upon receipt of this report, please contact the Pre-Development team on 03456 066087 or email 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
Dwellings	300
Non-residential	300

The anticipated residential build rate is:

Year	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12
Build rate	50	50	50	50	50	50	50	50	50	50	50	50

Site grid reference no.

TF2628544116

Development type

Greenfield

Planning application status

Pending Consideration

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 supply

In examining the available capacity for your development site we assess the capacity and costs for two categories of water main. These are:

Strategic:

These are the offsite potable water mains which deliver water within an area to a large number of development sites often across a number of towns. The strategic provision of these water mains enables us to provide of the cheapest solution across a large geographical area.

Local reinforcement:

These are localised reinforcement mains to enable us to provide water to your development site.

On most sites we also have two categories of water mains the Spine Mains and Housing Estate Mains (HEMS). To support your budgeting arrangements we have also examined the estimated cost for delivering the onsite water mains needed for a site of your size.

Water supply network

There is insufficient capacity in the current network to supply this development site and therefore offsite reinforcements are needed. Details of the necessary upgrades can be found in the water infrastructure section of this report and the cost of these works are included in the Zonal charge. If you wish to proceed with the development then you will need to complete an application for a new supply. This is recommended to be done at the earliest opportunity as it could take a minimum of 18 months to install any offsite reinforcement works. The connection point for the site will be from the existing water main in A1121 - Lineside AmberHill.

Connection point(s)

Connection Point
CP-2240

Address
A1121 - Lineside AmberHill

National Grid Reference (NGR)
TF2658443720

Water Infrastructure & Costs

In order to supply your site, the following upgrades are required:

Estimated Local reinforcement Mains	Based on
BOSTON WEST GOLF CLUB	~930m OF 225 REQUIRED BETWEEN TF2550941789 & TF2606342472 CONNECTING TO 8

As a result of the recent charging rules published by Ofwat, our charging regime has changed. Your development site will be required to pay a Zonal charge for each new property connecting to our water supply network that benefits from Full planning permission.

Payment of the Zonal charge must be made before premises are connected to our water supply network. More information on the Zonal charge can be found at <http://www.anglianwater.co.uk/developers/charges>

The Zonal charge consists of two elements. The first is called the 'Fixed Element' which is the same in nature to the Infrastructure charge applied prior to April 2018. The second is called the 'Variable Element' which may vary each financial year.

The elements are combined together to create the 2018/19 Zonal charge for Water:

Fixed Element	£ 370
Variable Element	£ 88.50

In most circumstances zonal 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 web-page:

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

The total Zonal charge payable for your site for Water is:

Zonal charge per new connection - Water	No. Of Units	Total amount payable
£ 458.50	300	£ 137,550.00

The estimated* Onsite Water Mains cost for your site is:

Estimated Onsite Water Mains	
Onsite water mains costs	£ 21,600.00

*A detailed cost breakdown will be provided on receipt of a formal application for a new water main.

In addition, you also have the ability to construct the onsite water mains under a self-lay agreement. In such cases, an Asset Payment is made by Anglian Water following commissioning and adoption of the assets. The Asset Payment is calculated as required in the Water Act 2003. For more information on the self-lay of water mains please see <http://www.anglianwater.co.uk/developers/self-lay>.

You will also need to budget for connection costs. 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 <http://www.anglianwater.co.uk/developers/charges>

Section 4: 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 influent quality arising from your development.

Water recycling centre

The foul drainage from the proposed development is in the catchment of Boston 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

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 0703 at NGR TF 27043 43739. 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. 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 arrange a meeting to examine the available options and establish an effective strategy. Mark Rhodes, 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 Mark 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, Mark's mobile 07980 756440 mRhodes@anglianwater.co.uk Alternatively you may wish to explore the option of an on-site package treatment works as an viable solution to accommodate your development due to capacity restraints in the local network. 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 techniques can be utilised. Therefore a capacity assessment has not been made on the public surface water network.

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 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 at: <http://www.anglianwater.co.uk/developers/suds.aspx>

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.

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

As a result of the recent charging rules published by Ofwat, our charging regime has changed. Your development site will be required to pay a Zonal charge for each new property connecting to the public sewer that benefits from Full planning permission.

Payment of the Zonal charge must be made before premises are connected to the public sewer. More information on the Zonal charge can be found at

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

The Zonal charge consists of two elements. The first is called the 'Fixed Element' which is the same in nature to the Infrastructure charge applied prior to April 2018. The second is called the 'Variable Element' which may vary each financial year.

The elements are combined together to create the 2018/19 Zonal charge for Sewerage:

Fixed Element	£ 370
Variable Element	£ 101

In most circumstances zonal 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 web-page:

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

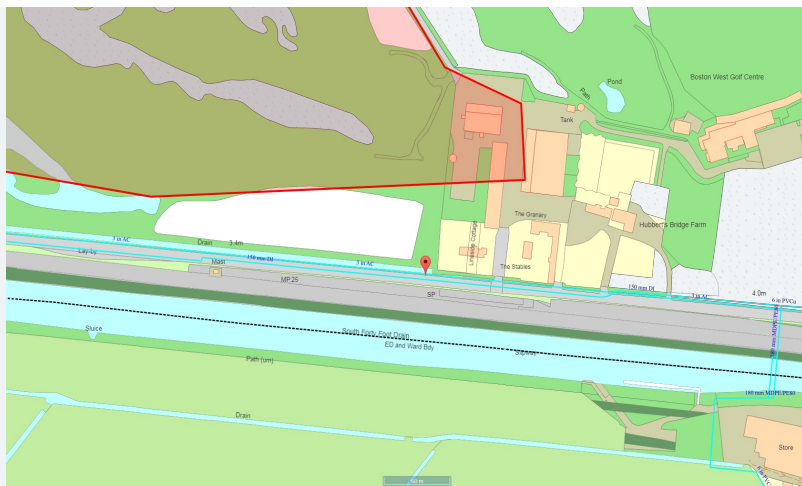
The total Zonal charge payable for your site for Sewerage is:

Zonal charge per new connection - Sewerage	No. Of Units	Total amount payable
£ 471	300	£ 141,300.00

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 connection costs. Please note that we offer alternative types of connections depending on your needs and these costs are available at our website.

Section 5: Map of Proposed Connection Points



Section 6: Useful Information

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 - E

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 purposes.

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.uk/developers> or via our Development Services team on 03456 066087.

Details on how you can make a formal application for a new water main, new connection or diversion are available on from our Development Services team on 03456 066087 or via our website at <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 Development Services team at: Developer Services, Anglian Water, PO Box 495, Huntingdon, PE29 6YY or Telephone: 0345 60 66 087 or Email: 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 <https://www.lr.org/en/utilities/water-industry-registration-scheme-wirs-wirsae/search/>

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 <http://www.anglianwater.co.uk/developers> or via our Development Services team on 03456 066087.

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 . 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: <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 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).