



Pre-Planning Assessment Report

Boston Car Wash Valeting

InFlow Reference: PPE-0119250

Assessment Type: Water & Used Water

Report published: 20/05/2021



Thank you for submitting a pre-planning enquiry.

This has been produced for Design Consultancy Studio.

Your reference number is **PPE-0119250**.

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

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
Business	1
Dwellings	1

The anticipated residential build rate is:

Year	Y1
Build rate	2

Development type: Brownfield
Planning application status: Pending Consideration
Site grid reference number: TF3311344367

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 we have the following types of assets within or overlapping the boundary of your development site as listed in the table below.

Additionally, 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. We are unable to permit development either over or within the easement strip without our prior consent. The extent of the easement is provided in the table below. Please be aware that the existing water mains/public sewers should be located in highway or open space and not in private gardens. This is to ensure available access for any future maintenance and repair and this should be taken into consideration when planning your site layout.

Water and Used water easement information		
Asset type	Pipe size (mm)	Total easement required (m)
Water mains	106	4.50 m either side of the centre line
Sewer mains	150	3.00 m either side of the centre line
Sewer mains	Unknown	3.00 m either side of the centre line

If it is not possible to avoid our assets then these may need to be diverted in accordance with Section 185 of the Water Industry Act (1991). You will need to make a formal application if you would like a diversion to be considered.

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

The water supply to the proposed development site can be provided from the existing mains. Anglian Water cannot reserve capacity and therefore you are recommended to formally apply for a connection at your earliest convenience. Please note that available capacity in our network can be reduced at any time due to increased requirements from existing businesses and houses as well as from new housing and new commercial developments.

The nearest main is the 4"PVC in Wide Bargate. A supply is available from here - a 50PE connection with 40mm Helix5000 meter is recommended.

Connection point(s)

Connection Point	Address	National Grid Reference (NGR)
CP-3907	Wide Bargate	TF3309944399

Water infrastructure and 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	
Anglian Water supply	£ 342.00

The **infrastructure discount** is a new element, introduced to reflect the changes in Ofwat's charging rules from April 2020.

The discount is £402.00 for each connection to the water supply network in the Anglian Water area.

Due to the changes in the charging rules, any discount must now be applied to the infrastructure charge rather than the requisition charge. This has provided us the opportunity to offer the discount (via the infrastructure charge) not just to water main requisitioners, but to those seeking water connections too.

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 Infrastructure charges 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](#).

The Water Infrastructure charge for your dwellings is:

Infrastructure charge	Number of units	Total
£ 342.00	1	£ 342.00

The Infrastructure discount for your dwellings is:

Infrastructure discount	Number of units	Total
-£ 402.00	1	-£ 402.00

The estimated cost for the onsite water main for your development is:

Onsite water main	£
Estimated cost of delivery	£ 600.00

Please note, a detailed cost breakdown will be provided on receipt of a formal application for a new water main.

Alternatively, you may wish to have the onsite main delivered by a Self-lay Provider under terms set out in a self-lay agreement.

For more information on water mains and self-lay of water mains, please visit our [website](#)

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 effluent quality arising from your development.

Water recycling centre

The foul drainage from this development is in the catchment of Boston 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.

the WRC has been shown to have hydraulic headroom within the EA discharge permit. The enquiry will now be passed to the Catchment Quality Team to be modelled for available treatment capacity and environmental impact. This will enable us to provide you with indicative consent limits. This section of the report will be completed within 30 working days. However, please note, this is dependent on all information required to make a full assessment being having been supplied by the applicant on the Trade Effluent Growth Enquiry Form. The CQ team may contact you for further information or to clarify information provided. The 30 working days will start upon the form being determined "duly complete" by the CQ team and may have to be extended should we be required to consult with the Environment Agency on certain substances in the discharge.

Used water network

Our assessment has been based on development flows connecting to the nearest 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 practicable connection is to the 225mm diameter sewer at manhole 1304 in John Adams Way at National Grid Reference NGR TF3313944381. Anglian Water has assessed the impact of gravity domestic and trade effluent flows of 0.19l/s 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. Trade Effluent flows will not be permitted to discharge to a public surface water sewer. 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

The proposed method of surface water drainage submitted is acceptable to Anglian Water as the existing arrangement is not being altered for the development site. Anglian Water's surface water policy follows the Surface Water hierarchy outlined in Part H of the Building Regulations. Should your needs change then an alternative solution, connection point or flow rate may be required. You are therefore advised to update Anglian Water with any significant changes.

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 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](#)

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:	£ 573.00
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The Water Recycling Infrastructure charge for your dwellings is:

Infrastructure charge	Number of units	Total
£ 573.00	1	£ 573

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 5 - Map of Proposed Connection Points

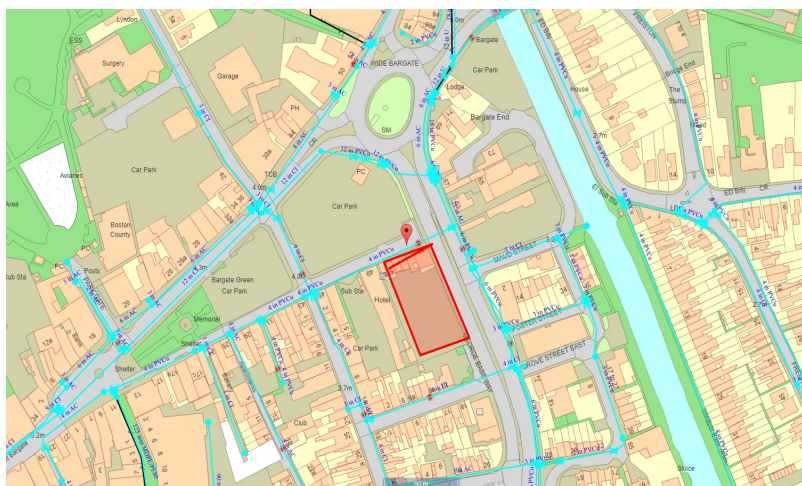


Figure 1: Showing your water point of connection



Figure 2: Showing your used water point of connection

Section 6 - Useful information

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 you can make a formal application for a new water main, new connection or diversion are available on from our Development Services team on **0345 60 66 087** or via our [website](#)

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:

Anglian Water
PO Box 495
Huntingdon
PE29 6YY

Telephone: 0345 60 66 087

Email: developmentservices@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 provider organisations can be found on the Lloyds Registrar [website](#)

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 7 - 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).