

Introduction

There is a growing awareness of the critical role the planning system plays in joining up development and water infrastructure. Anglian Water takes an active role in the planning system and seeks to maintain regular consultation and liaison in respect of planning issues with all 64 local authorities in our region.

This note seeks to provide guidance on:

- Our regulators.
- How our infrastructure is likely to be impacted from development.
- How we engage in the planning process.
- Funding infrastructure improvements.

Our Regulators

The water industry is regulated by the following bodies:

- Ofwat – ensuring that we provide good quality and efficient services at a fair price.
- Drinking Water Inspectorate – enforcing drinking water quality standards.
- Consumer Council for Water – representing our customers interests
- Environment Agency – regulates how much water is drawn from the environment and the quality of what is put back in.

The water industry operates on five-yearly cycles called Asset Management Plan (AMP) periods. Prices are set by Ofwat at the beginning of each period, following submissions from each company about what it will cost to deliver their business plans. Business plans are submitted after a comprehensive customer consultation process, when we ask our customers to help us to create a plan that delivers the priorities they say are important to them, the environment and the economy.

Each year every water company sends Ofwat a detailed breakdown of its performance in a document called the June Return. This return is then used to monitor and compare companies' performances.

Water Industry Act – Right to connect

Anglian Water has limited powers under the Water Industry Act 1991 to prevent connection to its sewerage network ahead of infrastructure upgrades:

- Section 94 of the act 'General duty to provide sewerage system'
- Section 106 'Automatic Right to Connect'

Therefore we rely heavily on the planning system to ensure infrastructure upgrades are provided for in line with new development. This can be achieved through the use of planning conditions, phasing

and local plan policies. Failure to ensure any required upgrades to the infrastructure network are delivered alongside development could result in adverse environmental impacts in the form of internal and external flooding and pollution.

Responding to Planning Applications

Anglian Water is **not** a statutory consultee for planning applications. This means that local planning authorities (LPAs) are not required to consult us. However, we actively engage in the planning process by responding to major developments of 10+ dwellings or 0.5 ha + for employment use. We also screen weekly planning lists to ensure we identify development proposals in sensitive areas. We will comment on specific proposals below this threshold where requested to do so by the LPA.

Anglian Water needs foresight of new development proposals; we need to understand the scale, location and timing in order to adequately assess the impact on existing infrastructure and any new infrastructure requirements. Understanding future demand is an increasingly difficult challenge. Planning legislation now allows for greater permitted development rights. These types of development are difficult for Anglian Water to keep track of, yet could have an impact on our assets. We are therefore proactively trying to capture prior approvals which result in the creation of 10+ dwellings and liaising with LPAs to get an understanding of the potential impact of sites on the Brownfield Register.

The Pre Development Team at Anglian Water liaise with developers and LPAs throughout the planning process to ensure we have all the information needed to understand where and when growth is taking place. Consideration of waste water issues, including the capacity of the existing systems and the need for any new infrastructure is essential in respect of well planned development proposals.

Assessment Process

Anglian Water assess the impact of the development on the foul sewerage network at the time of the planning application. In order to understand the potential impact a new development may have on the sewerage network we carry out a desktop analysis of the proposed flows. Whilst making our assessment we look at the following:

- Sewer capacity (risk of sewer flooding)
- Sewerage Pumping Station capacity
- Proximity of development to our underground and above ground assets
- Odour and amenity impact
- Water Recycling Centre capacity
- Proximity to Source Protection Zones

As part of the assessment we take into account the receiving pipe size, gradient, roughness and existing flows from the catchment already entering the receiving sewer and allow for 25% of surface water infiltration to our network from dwellings, and we allow for 10% for commercial. . We also consider the impact of other development and any known issues (e.g. potential for flooding) within the vicinity of the site.

We provide informative comments on foul and surface water proposals for major planning applications to LPAs, ensuring that a sustainable drainage strategy is prepared that mitigates any risk of flooding or pollution downstream and which protects our existing and future customers. We may also request the LPA includes a foul and/or surface water condition to be attached if planning permission is granted. If that condition is applied we would then require the LPA to consult us at discharge of condition stage.

We actively encourage developers to contact us prior to submitting a planning application via our pre-planning service. Such discussions will help identify and resolve possible problems before a planning application is submitted.

Surface Water

Surface water and groundwater entering the foul sewerage network during periods of heavy rainfall reduces the capacity available in the sewerage network for foul sewage, and can lead to flooding of properties and land. There are issues with property owners connecting surface water pipework to the foul sewerage system without our knowledge, thus inadvertently reducing the capacity in the sewerage network.

Anglian Water asks that residents take positive action to help prevent flooding which occurs whenever there is heavy rainfall. The foul system in Fressingfield is designed to take foul water only. It can effectively cope with the foul water flows, however, over the years surface water from gutter and areas of hard standing could have been incorrectly piped into the foul sewers, thus causing capacity issues. If surface water connections were to be removed and diverted to water butts or soakaways sewer flooding in storm conditions would reduce. Anglian Water cannot require people to check and reroute surface water connections, however, we do offer a reduction on your bill if the entirety of your premises is not connected to the public sewerage system for surface water drainage. To find out more please visit our website: <https://www.anglianwater.co.uk/household/your-account/bills-and-payments/tariffs/reduced-sewerage/>

Anglian Water strongly supports the use of sustainable drainage systems (SuDS). A surface water connection to the combined or foul sewer can only be permitted under exceptional circumstances if evidence shows that the previous site was connected to the same sewer and there are no other new feasible discharge options. Anglian Water will seek to separate any surface water from any new developments to relieve the existing pressures and treatment requirements.

We liaise with the Lead Local Flood Authority in relation to surface water proposals. This joint approach helps to ensure sustainable development is delivered.

For more information please see our Surface Water policy:

<http://www.anglianwater.co.uk/developers/surface-water-policy.aspx>

Zonal Charging

Following legislative change Anglian Water will be applying a Zonal Charge from the 1st April 2018 to each new property connecting to the public sewer that benefits from full planning permission. This will be a cost per residential property (or flow equivalent for non residential) connection charge payable by the developer when an application is made to connect to the public sewer and/or for potable water before premises are connected to our water supply network. Funds raised by this charge will be used for network upgrades across the Anglian Water region, it may not necessarily go directly to mitigation on that particular site.

This charge means that network reinforcement costs will no longer be looked at on a site by site basis, instead the cost of all the work we need to do on our network to create the capacity needed to support growth will be covered by our zonal charge allowing us to look for the best strategic solutions for water and wastewater in our region.

More information can be found on our website:

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

Water Recycling Centres (WRC)

We closely monitor growth in our region and develop investment plans to reduce flow and load from the catchment or provide additional treatment capacity where appropriate. In general WRC upgrades required to provide for growth are wholly funded by Anglian Water through our Asset Management Plan. Anglian Water, as a sewerage undertaker, is responsible for identifying future investment at existing WRCs to accommodate future growth and applies to the Environment Agency for any revisions to existing permits where necessary.

Strategic Planning

Anglian Water's Strategic Planning Team focuses on long term planning. Anglian Water is a statutory consultee for local plans and neighbourhood plans and it is our Strategic Team who liaise and respond with local planning authorities through formal consultations as well as an on-going communication and evidence base building i.e. Water Cycle Studies.

The Strategic Planning team have written a guide for Neighbourhood Plan Groups, this gives some useful general information and can be viewed on our website:

http://www.anglianwater.co.uk/assets/media/HR2-S_1159_AW_Neighbourhood_Plan_guide_SP.pdf

Summary

Anglian Water recognises the importance of the planning system and the need for early, effective engagement and co-operation with LPAs, communities and developers to ensure delivery of sustainable development. We will always provide the LPA with factual information, technical comment and advice on water and used water issues on planning applications.

We continually engage with all the LPAs in our region to understand how we can work collaboratively and improve current processes.

Market insight and understanding future growth is a vital part of our business. We closely monitor housing and economic growth to align investment and the operation of our infrastructure to meet additional demand.

How to Contact Us

If you are concerned about the impact of a proposed development in your area and would like Anglian Water to provide comments on the planning application, please contact the Pre-Development Team via email: planningliaison@anglianwater.co.uk, with the LPA name, the planning reference number and outline your concerns. We cannot provide you with site specific information, but we will provide formal comments to the LPA. All comments that we make should be viewable on the LPA website.

The comments we provide to LPAs are based on the feasibility of the site connecting with no detriment. We do not provide comments on historical or current operational issues such as blockages.

We ask residents to report all incidents of flooding, loss of facilities etc. through to our operational contact centre on 03457 145 145.

Fressingfield Developments

Anglian Water Services Ltd.



Fressingfield Proposed Development

Anglian Water is aware of the following proposed developments in Fressingfield:

Anglian Water Reference	Planning Application Reference	Site address	Number of Dwellings	Anglian Water Conditions Requested
22816	1449/17	Land off Stradbroke road	85 dwellings	Surface Water & Foul Water
21425	1432/17	John Shepherd Way	99 dwellings	None
17504	3872/16	School lane	Chapel and 18 dwellings	None
21608	1648/17	Land at Post Mill Lane	24 dwellings	Foul Water
Total Dwellings			226	



Anglian Water made formal comments on all of the 4 proposals in Fressingfield.

Weybread Development Proposed

Anglian Water Reference	Planning Application Reference	Site address	Number of Dwellings	Anglian Water Conditions Requested
25790	DC/17/06326	Crown Farm	110 dwellings	Foul Water



Our comments are available to view in full on the Mid Suffolk website:

<https://planning.baberghmidsuffolk.gov.uk/online-applications/>

We requested a foul water condition for the development at Crown Farm, Land off Stradebrook Road and Post Mill Lane. Our assessments of the proposed flows indicated a risk of flooding in the network, hence the condition request.

In regards to surface water, a condition was sought for Land off Stradebrook Road due to the lack of information and evidence detailing the discharge of surface water.

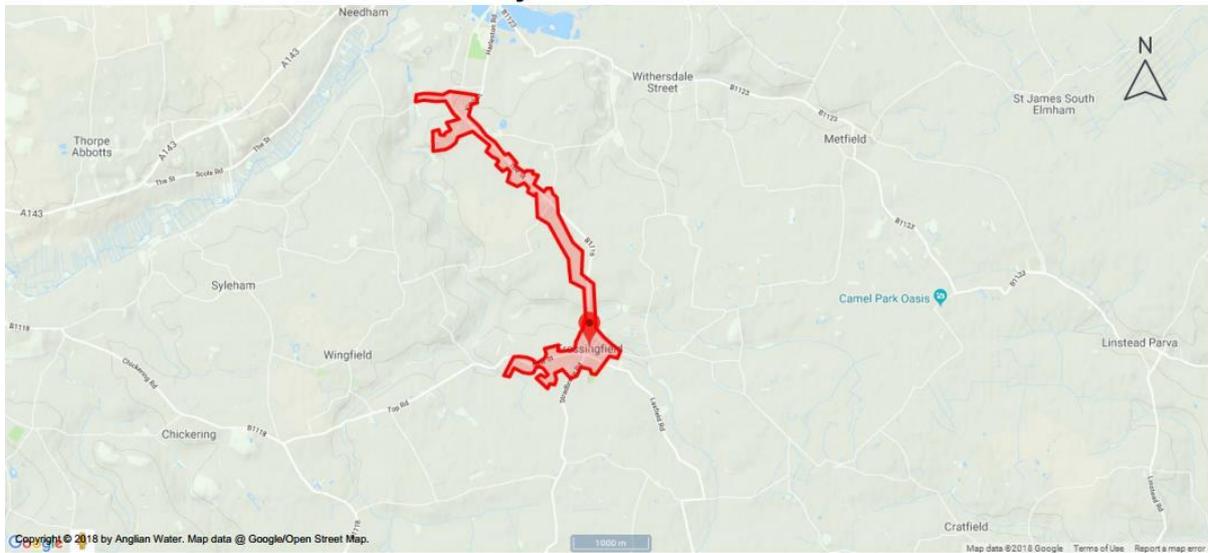
These conditions, if applied to the permission, will ensure the developer works with us on a drainage strategy.

Fressingfield Base Model

In order to carry out any assessment of growth we use a base model. The model which covers Fressingfield is dated January 2018. Our models take a number of factors into account including rainfall, pipe levels, trade effluent discharge, waste water discharge, surface area (permeable/impermeable), population and topography.

Weybread WRC

Weybread WRC Catchment



The above map shows the WRC catchment area for Weybread. There is currently capacity at this WRC.

Investigations carried out by Anglian Water in Fressingfield

Anglian Water has carried out a CCTV survey of the Public sewer network in Fressingfield. Generally It shows that the pipework does not have any obvious signs of leakage and that it is in reasonable condition, considering its age. The survey did highlight that the sections of the foul sewer from Low Road onto Weybread Road and into the wet well of the pumping Station were greatly reduced by a build up of FOG (fats oil and grease), this was attributed to the operating levels at the station being set to high causing the incoming sewer to be surcharged. Following this investigation the following actions have been completed:

- Foul sewer thoroughly cleaned utilising high pressure jet cleaning to remove fOG debris, confirmed by post cctv survey which shows the sewer now operating at the optimum capacity and is free flowing.
- Pumping station levels adjusted to below the inlet allowing free flow into the wet well.

Anglian Water will continue to maintain and monitor the situation in Fressingfield.