



Anglian Water

Planning Application Process

LOVE EVERY DROP. PUT WATER AT THE HEART
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Agenda



- Planning Applications
- Assessment Process
- Pre Planning
- Funding Mitigation

Anglian Water Overview



- Responsible for public foul sewers, including some surface water pipes
- 64 LPAs
- Encourage sustainable growth
- Regulated by Ofwat and EA



Pre Development Team



Pre Development Team	Contact Details	
Pre Development Advisors Sandra Olim Michael Poore	planningliaison@anglianwater.co.uk 0345 6066 087 Option 1	Contact for all general enquires.
Pre Development Engineers Luke Crump (East of AW region) Mark Rhodes (West of AW region)	planningliaison@anglianwater.co.uk 0345 6066 087 Option 1	Contact for enquires regarding planning application responses
Pre Development Senior Engineers Future Manyumba Richard Lyon Jonathan Hardy	planningliaison@anglianwater.co.uk 0345 6066 087 Option 1	The senior engineers complete detailed design solutions.
Pre Development Planning Manager Hannah Wilson	Hwilson4@anglianwater.co.uk 07976688423	Contact for specific site enquires/issues Pre-applications Scoping Opinions Appeals LPA /member engagement Parish engagement Process concerns Meeting requests
Market Insight Market Insight Manager – vacant Market Insight Analyst - Rory Davidson Market Insight Advisor - Charlotte Booker		Forecasting and monitoring growth in the AW region.

Planning Applications



- Developer has the right to connect
- Not statutory consultee
- Respond to major planning applications
- Minor applications when requested – planningliaison@anglianwater.co.uk
- Discharge of conditions
- Variation of condition
- Pre Applications

Assets Affected



- Notifying the applicant they have a duty to check for existing assets
- Build over/diversion agreement
- Easements
 - AW may object if impact on water abstraction – SPZ1
 - WRC proximity

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Wastewater Services



- Water Recycling Centre (WRC)
- Model the flows and check capacity
- WRC improvements are AW responsibility
 - Water recycling long term plan
- No conditions requested



WASTEWATER SERVICES

Section 2 - Wastewater Treatment

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



Review submitted plans to confirm:

- Proposed connection point (exact manholes)
 - Discharge regime via gravity or pumped and if so, pump rate.
- **We will then make the decision on whether a condition is recommended based on foul or surface elements:**
 - Previous consultations with the developer (if any).
 - Submitted documents.
 - Risk to the network from our assessment (detriment or not).
 - **Conditions requested:**
 - On-site drainage strategy
 - Phasing plan (dependant on scale of development)
 - Pre commencement only when necessary

Section 3 - Used Water Network

The sewerage system at present has available capacity for these flows via a gravity discharge regime. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be

Additional Info to Inform Assessment



- We take into account surrounding developments with permission / allocated in LP/NP
- Customers reports of flooding (DG5 register)
- We do not take into account blockages!!!!



Wet-wipes, nappies and other unflushables are to blame for 80% of blockages



Surface Water Disposal



- Surface water strategy has followed surface hierarchy (Building Regulations)
- Surface water discharge rate is in accordance with surface water policy
- If proposed strategy is un-clear or a connection is proposed to our network we will request a condition

Anglian Water & SuDS adoption

- <https://www.anglianwater.co.uk/developers/suds.aspx>

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

Pre Planning Report



- Paid for service
- Developers encouraged to liaise with us prior to planning submission
- Report to be submitted with planning application
- Valid for 12 months

Funding Mitigation



- April 2018 introduction of Zonal Charging
 - Previously site by site schemes
 - Developer part funded
- AW able to plan where and how mitigation is delivered
 - On-site solutions
 - Strategic catchment solutions
- Market Insight

Next steps



- Continued effective engagement
- Feedback
- Process improvements
- LPA guidance note
- Member training/seminar
- Parish Council meetings



Over To You.....



- What are we doing well?
- Where can we improve & how

Timing of responses.....

Details within responses.....

Easy to contact...?



Thanks for listening
hwilson4@anglianwater.co.uk

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