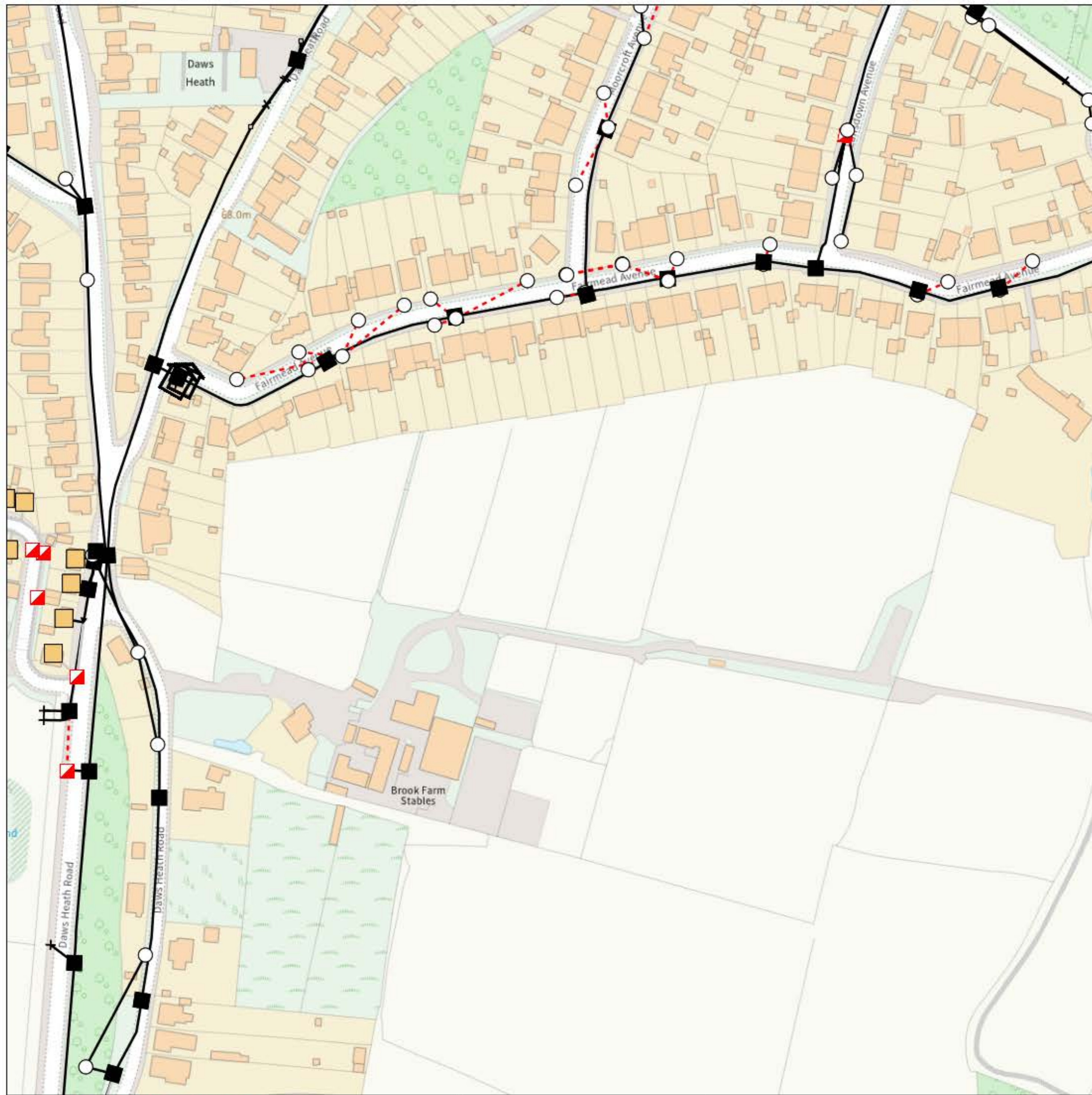


# Maps by email Plant Information Reply



## IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



**openreach**

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FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email [cbyd@openreach.co.uk](mailto:cbyd@openreach.co.uk)

ADVANCE NOTICE REQUIRED  
(Office hours: Monday - Friday 08.00 to 17.00)  
[www.openreach.co.uk/cbyd](http://www.openreach.co.uk/cbyd)

### Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

## KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : KVF08537A

Map Reference : (centre) TQ8137688400

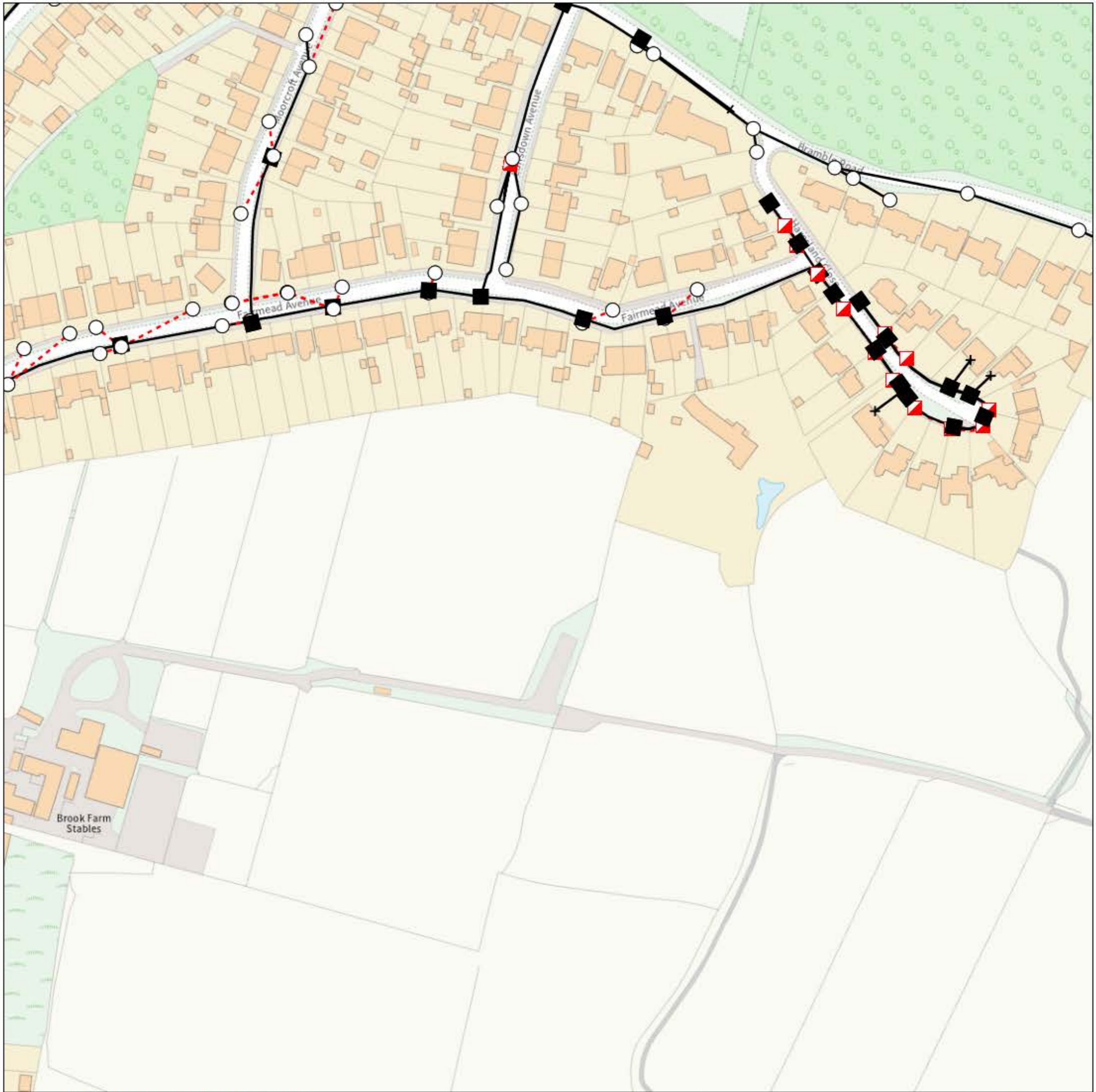
Easting/Northing : (centre) 581376,188400

Issued : 01/06/2022 08:53:21

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# Maps by email Plant Information Reply



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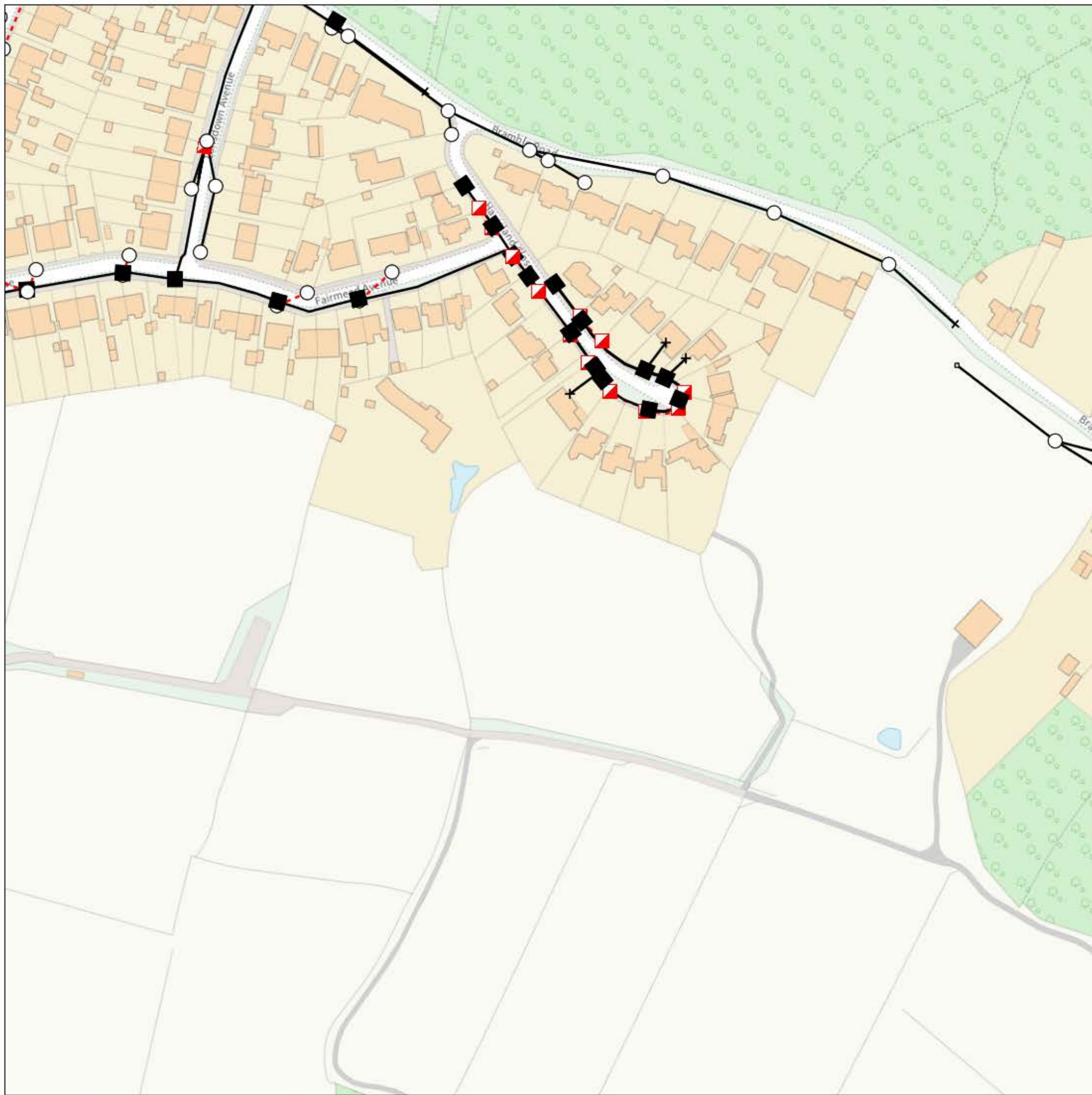
KEY TO BT SYMBOLS				Change Of State	+	Hatchings	
	<i>Planned</i>	<i>Live</i>		Split Coupling	×	Built	
PCP				Duct Tee	▲	Planned	
Pole				Building		Inferred	
Box				Kiosk		Duct	
Manhole				Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
Cabinet							
	<i>Pending Add</i>	<i>In Place</i>	<i>Pending Remove</i>	<i>Not In Use</i>			
Power Cable							
Power Duct				N/A			

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BT Ref : LHT08537P  
Map Reference : (centre) TQ8152888414  
Easting/Northing : (centre) 581528,188414  
Issued : 01/06/2022 08:53:53

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# Maps by email Plant Information Reply



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## KEY TO BT SYMBOLS

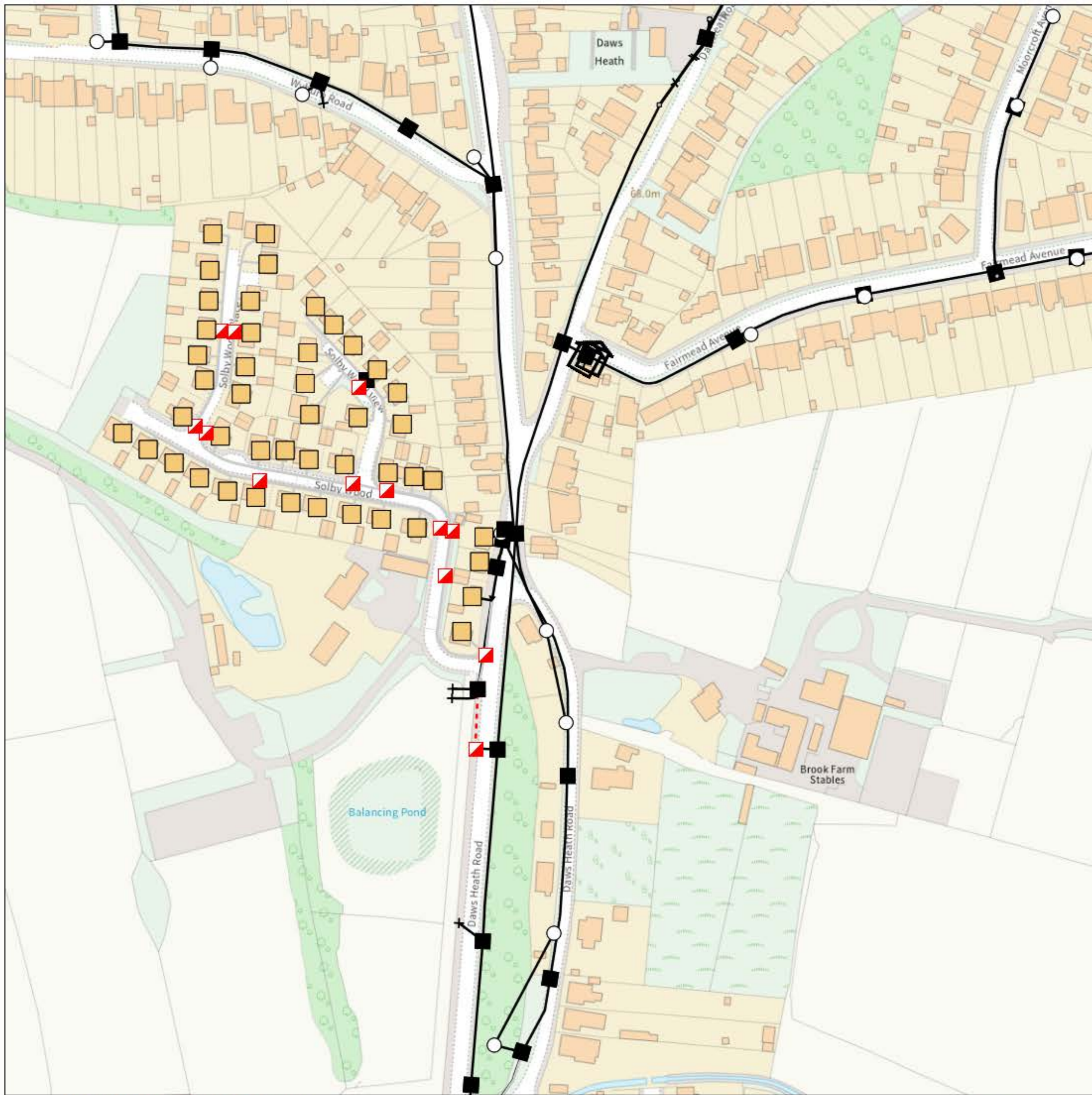
	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

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BT Ref : YFR085330  
Map Reference : (centre) TQ8166988405  
Easting/Northing : (centre) 581669,188405  
Issued : 01/06/2022 08:54:01

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# Maps by email Plant Information Reply



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## KEY TO BT SYMBOLS

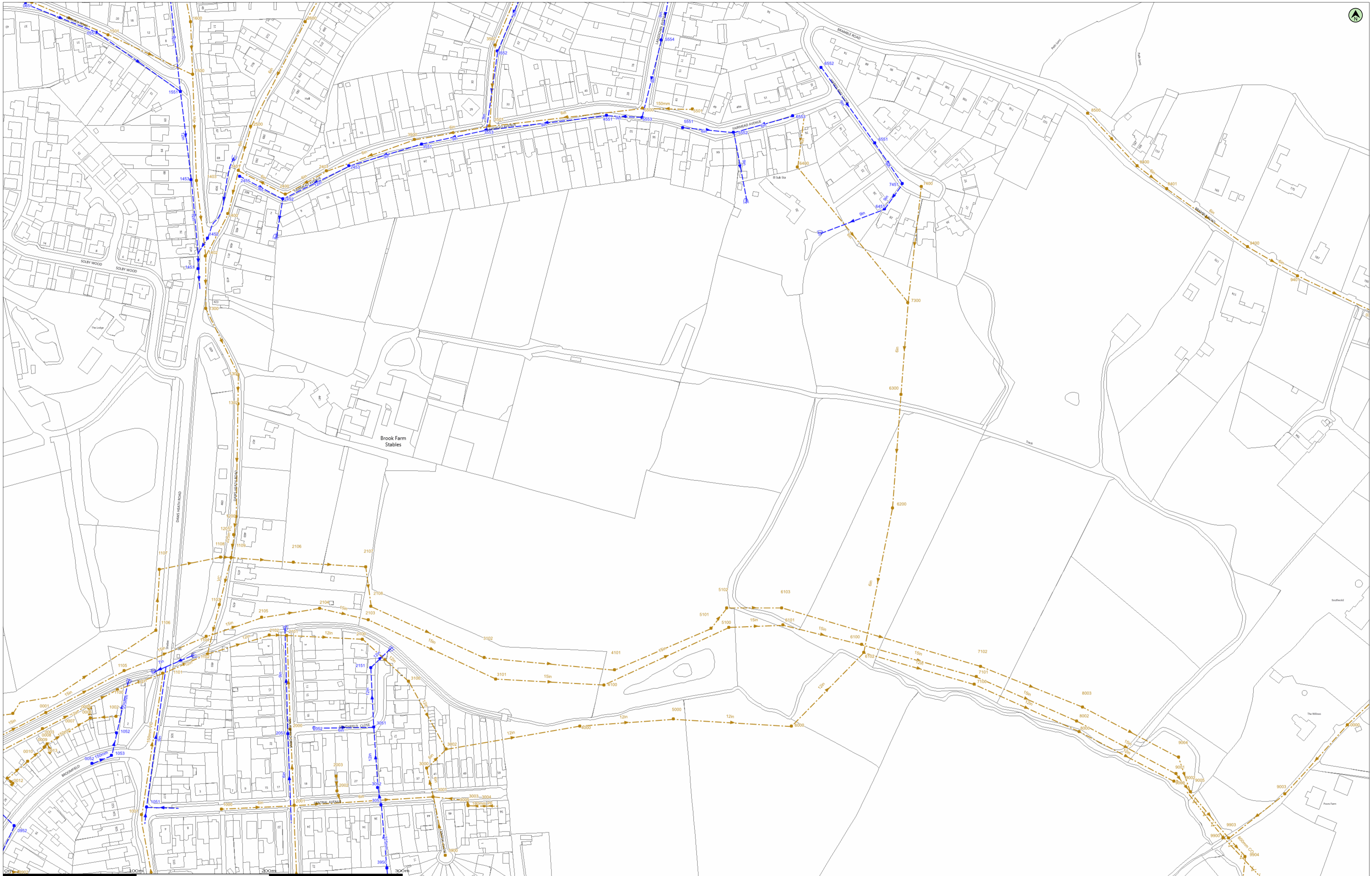
	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	×	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk		Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

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BT Ref : ZOH01222F  
Map Reference : (centre) TQ8118888390  
Easting/Northing : (centre) 581188,188390  
Issued : 30/03/2022 13:22:31

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**Appendix G  
Southern Water Correspondence**



(c) Crown copyright and database rights 2022 Ordnance Survey 100022432 Date: 29/03/22 Scale: 1:1250 Map Centre: 581536,188288 Data updated: 31/01/22 Our Ref: 818679 - 1 Wastewater Plan A1

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised by commission their own survey of the areas shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2022 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

<ul style="list-style-type: none"> <li>Foul Sewer</li> <li>Surface Sewer</li> <li>Combined Sewer</li> <li>Final Effluent</li> <li>Rising Main*</li> <li>Private Sewer*</li> <li>Decommissioned Sewer*</li> </ul>	<ul style="list-style-type: none"> <li>Outfall*</li> <li>Inlet*</li> <li>Manhole*</li> </ul>	<ul style="list-style-type: none"> <li>Sewage Treatment Works</li> <li>Public Pumping Station</li> <li>Decommissioned Pumping Station</li> </ul>	<ul style="list-style-type: none"> <li>cinglis@ardent-ce.co.uk</li> <li>W641</li> </ul>
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<ul style="list-style-type: none"> <li>Colour denotes effluent type</li> </ul>
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
0000	582032	188074	F	-	-	-
0001	581054	188083	F	-	-	-
0003	581052	188071	F	-	-	-
0004	581030	188082	F	-	-	-
0005	581087	188087	F	-	-	-
0006	581088	188079	F	-	-	-
0007	581072	188069	F	-	-	-
0008	581055	188060	F	-	-	-
0009	581053	188057	F	-	-	-
0010	581041	188047	F	-	-	-
0011	581026	188034	F	-	-	-
0012	581030	188030	F	-	-	-
0013	581059	188054	F	-	-	-
0600	581044	188616	F	-	-	-
0902	581034	187964	F	-	-	-
1000	581187	188011	F	-	-	-
1001	581127	188006	F	-	-	-
1002	581107	188080	F	-	-	-
1100	581108	188100	F	-	-	-
1101	581142	188112	F	-	-	-
1102	581176	188127	F	-	-	-
1103	581185	188164	F	-	-	-
1104	581175	188140	F	-	-	-
1105	581113	188114	F	-	-	-
1106	581137	188145	F	-	-	-
1107	581140	188190	F	-	-	-
1108	581186	188200	F	-	-	-
1109	581194	188199	F	-	-	-
1200	581197	188230	F	-	-	-
1201	581196	188217	F	-	-	-
1300	581175	188386	F	-	-	-
1301	581199	188337	F	-	-	2.05
1302	581199	188315	F	-	-	2.08
1400	581191	188457	F	-	-	-
1401	581199	188490	F	-	-	-
1402	581174	188426	F	-	-	-
1403	581168	188482	F	-	-	-
1500	581165	188562	F	-	-	-
1501	581101	188592	F	-	-	-
1600	581163	188601	F	-	-	-
2000	581238	188071	F	-	-	-
2001	581241	188013	F	-	-	-
2002	581273	188024	F	-	-	-
2003	581273	188035	F	-	-	-
2100	581292	188138	F	-	-	-
2101	581236	188141	F	-	-	-
2102	581222	188141	F	-	-	-
2103	581297	188153	F	-	-	-
2104	581260	188161	F	-	-	-
2105	581217	188154	F	-	-	-
2106	581241	188196	F	-	-	-
2107	581295	188192	F	-	-	-
2108	581299	188163	F	-	-	-
2400	581234	188472	F	-	-	-
2401	581265	188489	F	-	-	-
2500	581208	188523	F	-	-	-
2600	581249	188602	F	-	-	-
3000	581341	188041	F	-	-	-
3001	581345	188020	F	-	-	-
3002	581355	188056	F	-	-	-
3003	581371	188017	F	-	-	-
3004	581384	188013	F	-	-	-
3005	581372	188013	F	-	-	-
3100	581327	188106	F	-	-	-
3101	581393	188108	F	-	-	-
3102	581384	188124	F	-	-	-
3500	581331	188513	F	-	-	-
3501	581388	188523	F	-	-	-
3502	581392	188584	F	-	-	-
3900	581354	187976	F	-	-	-
4000	581456	188073	F	-	-	-
4100	581474	188104	F	-	-	-
4101	581482	188115	F	-	-	-
5000	581526	188078	F	-	-	-
5100	581568	188147	F	-	-	-
5101	581554	188146	F	-	-	-
5102	581566	188162	F	-	-	-
5500	581503	188536	F	-	-	-
5501	581540	188536	F	-	-	-
6000	581614	188073	F	-	-	-
6100	581667	188134	F	-	-	-
6101	581608	188149	F	-	-	-
6102	581669	188128	F	-	-	-
6103	581607	188162	F	-	-	-
6200	581690	188237	F	-	-	-
6300	581697	188322	F	-	-	-
6400	581619	188492	F	-	-	-
7100	581752	188104	F	-	-	-
7101	581753	188110	F	-	-	-
7102	581756	188118	F	-	-	-
7300	581702	188391	F	-	-	-
7400	581712	188478	F	-	-	-
8000	581831	188069	F	-	-	-
8002	581829	188077	F	-	-	-
8003	581833	188087	F	-	-	-
8400	581874	188493	F	-	-	1.21
8401	581896	188476	F	-	-	0.96
8500	581837	188533	F	-	-	1.8
9000	581902	188031	F	-	-	-
9001	581903	188037	F	-	-	-
9002	581908	188030	F	50.85	47.155	3.695
9003	581985	188022	F	-	-	-
9004	581905	188050	F	-	-	-

Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
9005	581914	188024	F	-	-	-
9400	581957	188432	F	-	-	1.52
9401	581995	188411	F	-	-	1.57
9900	581939	187989	F	-	-	-
9903	581943	187989	F	49.72	46.846	2.874
9904	581955	187975	F	50.04	45.951	4.089
0052	581089	188045	S	-	-	0.985
0551	581093	188593	S	-	-	-
0651	581039	188615	S	-	-	-
0952	581031	187998	S	-	-	1.245
1051	581130	188012	S	-	-	-
1052	581108	188068	S	-	-	1.15
1053	581104	188051	S	-	-	-
1451	581169	188416	S	-	-	-
1452	581176	188439	S	-	-	-
1453	581164	188483	S	-	-	-
1551	581156	188549	S	-	-	-
2051	581236	188067	S	-	-	1.32
2052	581256	188071	S	-	-	-
2151	581299	188117	S	-	-	-
2451	581200	188486	S	-	-	1.49
2452	581232	188468	S	-	-	1.83
2453	581282	188493	S	-	-	1.66
3051	581301	188072	S	-	-	-
3052	581304	188027	S	-	-	-
3053	581306	188014	S	-	-	-
3551	581337	188510	S	-	-	1.91
3552	581394	188579	S	-	-	1.82
3553	581385	188520	S	-	-	1.4
3950	581311	187966	S	-	-	-
4551	581476	188531	S	-	-	1.8
5551	581533	188522	S	-	-	1.68
5552	581571	188518	S	-	-	1.6
5553	581502	188530	S	-	-	1.32
5554	581517	188588	S	-	-	1.73
6451	581684	188461	S	-	-	1
6551	581677	188510	S	-	-	1.65
6552	581637	188567	S	-	-	1.45
6553	581615	188531	S	-	-	1.45
7451	581698	188480	S	-	-	1.55

Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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# Pre-Planning Assessment Report

Brook Farm, Hadleigh

InFlow Reference: PPE-0147837

Assessment Type: Used Water

Report published: 30/05/2022





Thank you for submitting a pre-planning enquiry.

This has been produced for COUNTRYSIDE PROPERTY PLC.

Your reference number is **PPE-0147837**.

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	173

The anticipated residential build rate is:

Year	Y1	Y2	Y3	Y4
Build rate	50	50	50	23

**Development type:** Greenfield

**Planning application status:** Unknown

**Site grid reference number:** TQ8158188282

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)
Sewer mains	6	3.00 m either side of the <u>centre line</u>
Sewer mains	450	3.50 m either side of the <u>centre line</u>
Sewer mains	9	3.00 m either side of the <u>centre line</u>
Sewer mains	15	3.00 m either side of the <u>centre line</u>
Sewer mains	12	3.00 m either side of the <u>centre line</u>

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 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 the proposed development is in the catchment of Southend 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 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 150mm diameter sewer downstream of manhole 6300 at National Grid Reference NGR TQ 81699 88317. Anglian water has assessed the impact of gravity flows 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. 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](#). 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](#)

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.

#### **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

Your development site will be required to pay an Infrastructure charge for each new property connecting to the public water and sewerage network that benefits from Full planning permission. The infrastructure charge replaces the zonal charge as previously identified.

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.

- The Infrastructure Charge is based on the cost of any reinforcement and upgrades to our existing network (“Network Reinforcements”), whether designed to address strategic or local capacity issues. For more information on our Infrastructure Charge, please see the ‘Useful Information’ section of this report.

Infrastructure charges are raised on a standard basis of one charge per new connection (one for water and one for sewerage).

**The Water Recycling Infrastructure charge for your dwellings is:**

Infrastructure charge	Number of units	Total
£ 490	173	£84,770.00

Please note that you should also budget for infrastructure charges on non-household premises where applicable and these will be calculated according to the number and type of water fittings in the premises. This is called the “relevant multiplier” method of calculating the charge and the relevant multiplier will be applied to the figures set out in our 2022-23 Developer Charging Arrangements to arrive at the amount payable. Details of the relevant multiplier for each fitting can be found on our [website](#).

#### Section 4 - Map of Proposed Point of Connection(s)

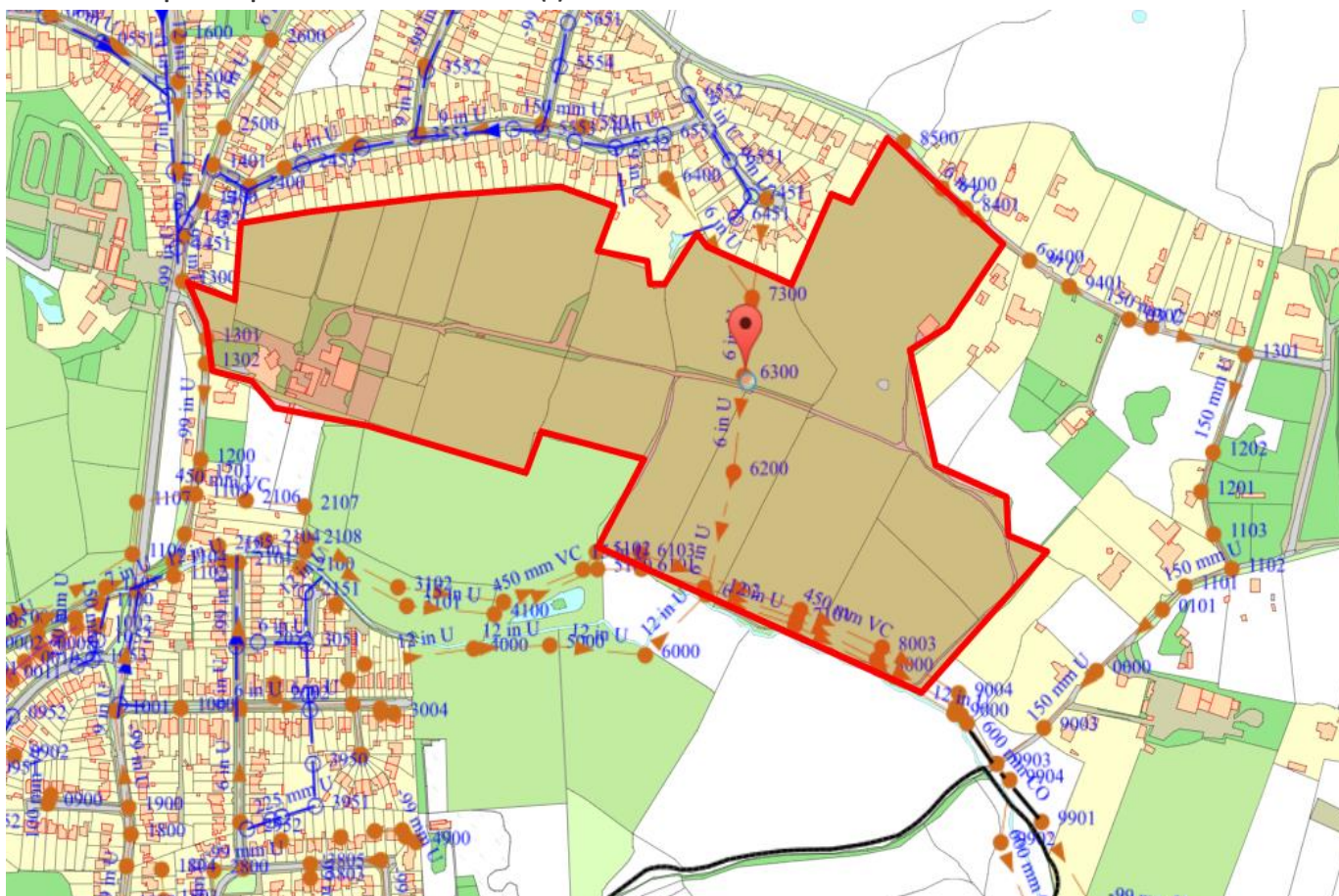


Figure 1: Showing your water recycling foul point of connection

## Section 5 - 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.

It is anticipated that all new sewer applications will need to have an approved Section104 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](#)

### 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 6 - 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 from the date issued 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). Our pre-planning reports are valid for 12 months, however please note Anglian Water cannot reserve capacity and 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.