

Pre-Development

Luke Crump
Hannah Wilson



love every drop



Areas of Focus

- Zonal Charging
- Pre –Planning
- Engineer Assessment
- Planning Conditions
- Further Questions/ Discussion



Zonal Charging



- Introduced April 2018
- Connection point is to the nearest pipe of the same size or greater required to serve new development
- Anglian Water responsible for any network mitigation
- On-site and/or strategic solution
- Early engagement is key



Pre Planning



- When to request pre-planning report
- Assessment considers:
 - Available capacity in the receiving network
 - Connection points (may not be zonal charge point)
 - Surface Water drainage
 - Assets and Easement information
- Supports planning application
- Report issued in 15 working days
- Report valid for 12 months



Pre-Development Engineers



- Regulate Anglian Water's network to protect current and future customers on our used water network.
- Manage the regions growth and promote upgrade schemes as appropriate.
- Support Developers with foul and surface water strategies.
- Help to promote solutions that are feasible for Anglian Water and Developer.
- Ensure we remain equivalent and fair to our Developers.
- Provide advice on requisition, adoption, zonal charging and technical aspects of schemes.

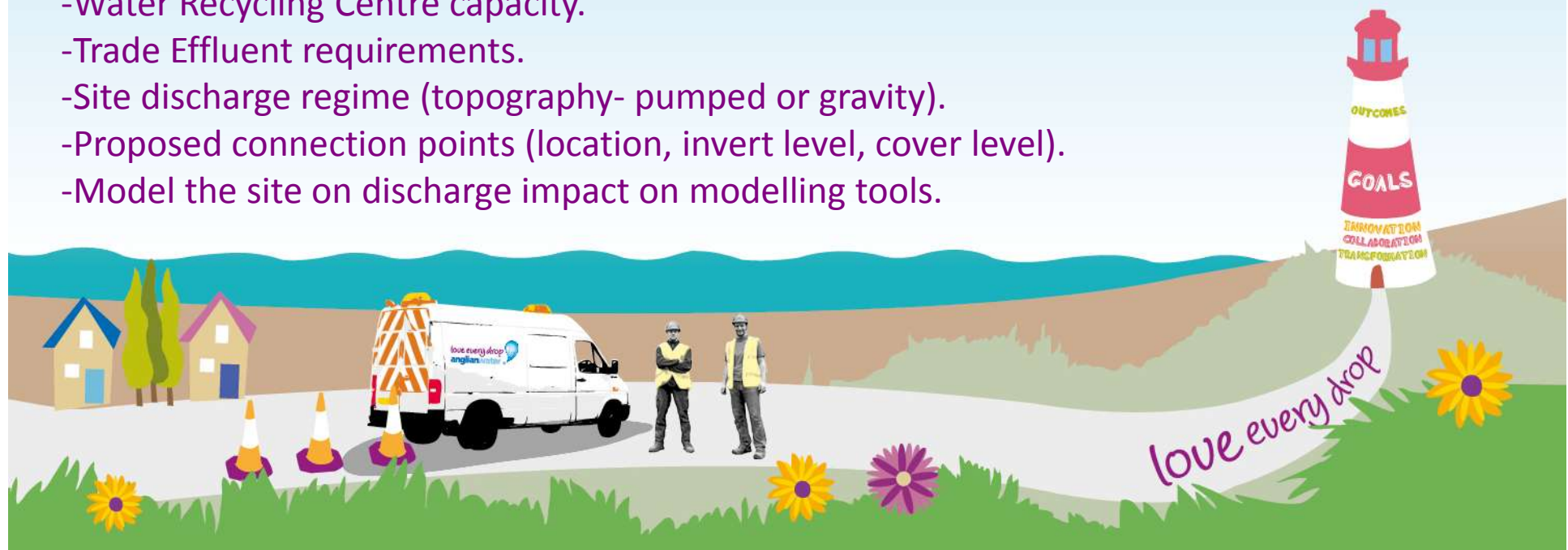


Pre-Development Enquiry Assessment



What do we consider to confirm capacity?

- Development type, size and predicted discharge rate.
- Surrounding network (sewer diameter, inverts, pipe max capacity, current capacity).
- Pumping Stations (demand).
- Flooding history within vicinity.
- Other sites and impact.
- Water Recycling Centre capacity.
- Trade Effluent requirements.
- Site discharge regime (topography- pumped or gravity).
- Proposed connection points (location, invert level, cover level).
- Model the site on discharge impact on modelling tools.



Planning Application Assessment



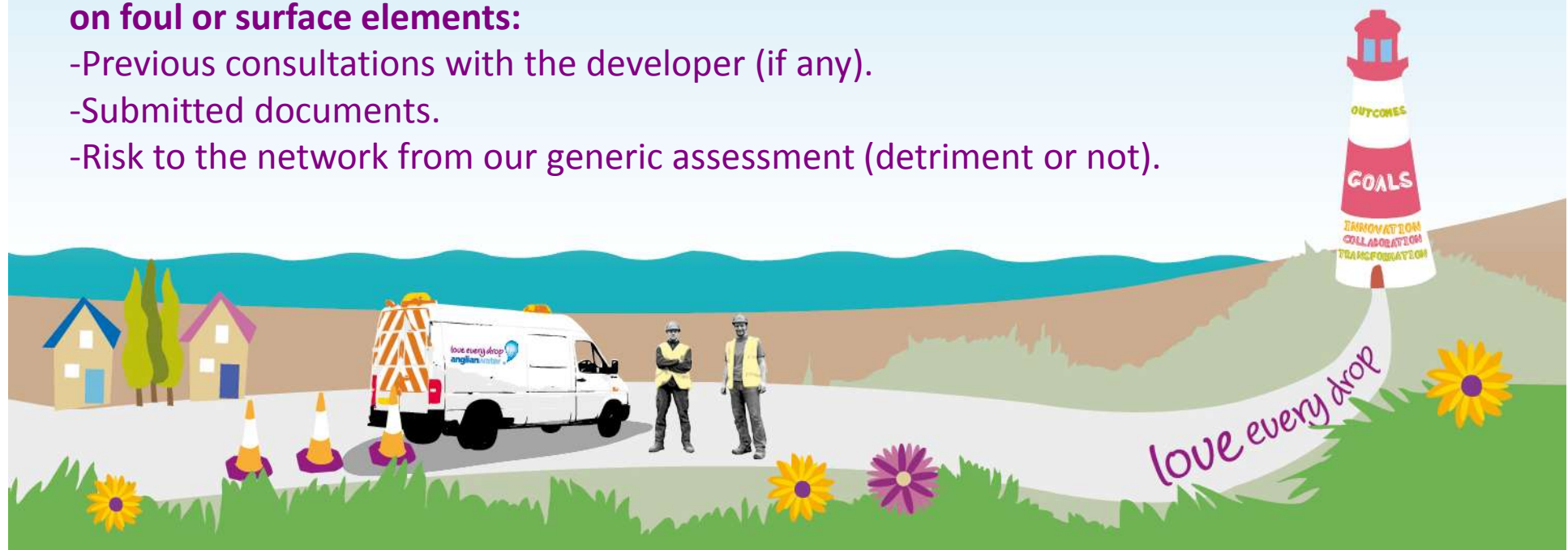
We consider all aspects from the Pre-Planning Assessment.

We review the Flood Risk Assessment and Drainage Plans to confirm:

- Proposed connection point (exact manholes)
- Discharge regime via gravity or pumped and if so, pump rate.
- Surface strategy has followed surface hierarchy (Building Regulations).
- Surface discharge rate is in accordance with surface water policy.

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 generic assessment (detriment or not).



Planning Conditions



- Apply a conditions as required
- If previous consultation has taken place, we are often able to base the condition on what we have previously agreed and gives an accurate reflection to date.
- We are able to sometimes not apply a condition based on pre-discussions confirming an effective strategy and we do not need to delay the planning progression any further.
- We are trying to 'bespoke' as many conditions as possible to give to be more precise and as informative as we can to the Local Planning Authority.

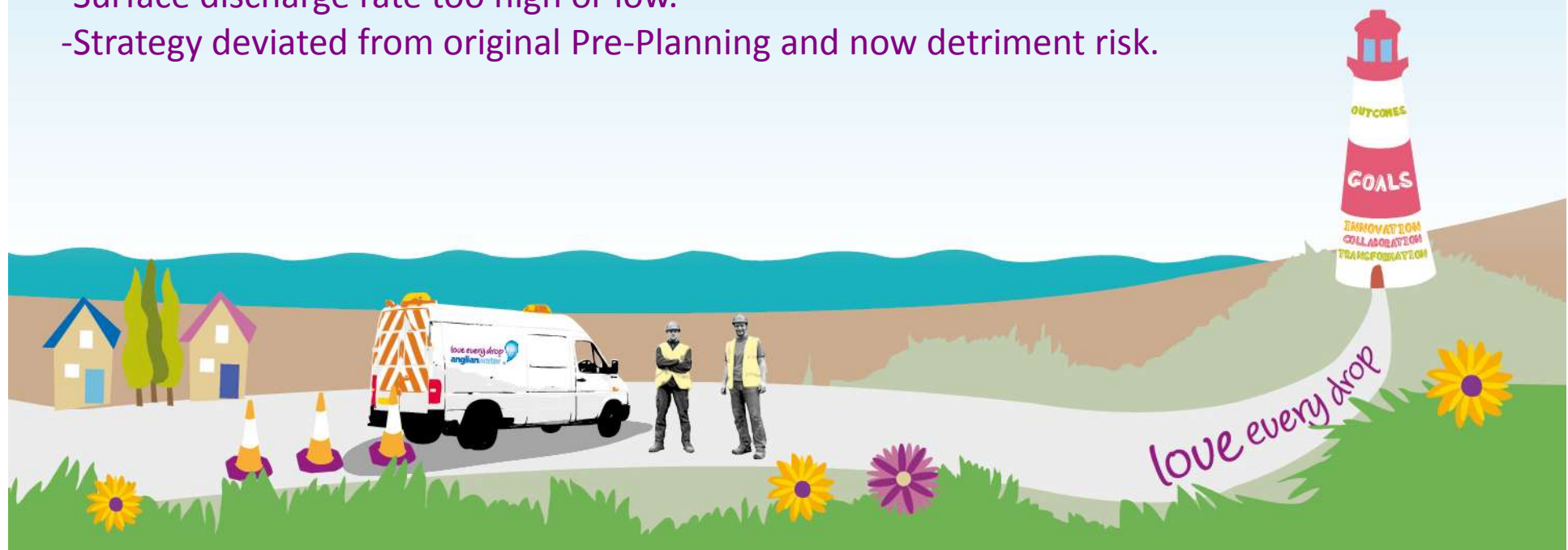


Planning Delays



Conditions are often applied due to the below information commonly missing:

- No flood risk assessment being submitted to confirm foul or surface strategy.
- No infiltration logs in accordance with Building Regulations, Part H (surface).
- Unable to ascertain if the site is gravitating or pumping from assessment.
- No pump rate provided.
- No prior consultation and mitigation has been identified.
- Surface discharge rate too high or low.
- Strategy deviated from original Pre-Planning and now detriment risk.



Further Questions & Discussion

