

**PRE DEVELOPMENT REPORT PREPARED FOR:**

Mr Andrew Bingham

**Bingham Hall Associates**

Oakleigh  
Connaught Road  
Attleborough  
Norfolk  
NR17 2BW

**Land Adjacent to Church Farm, STALHAM  
Proposal: 160 dwellings and 60 bed care home  
Your ref: 2475**

**Prepared by: Carly Summers  
Date: 08 Jul 2010**

If you would like to discuss any of the points in this report please contact me on 01733 414619 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

Important Notice

This report is based on the best current information available. This may change if there is further development in the area or for other reasons. You are advised therefore to renew your enquiry should there be a delay in submitting your application for water supply/sewer connection to re-confirm the situation. The information contained in this report may be used to support an application for planning permission.

# Contents

1. Extract of Anglian Water assets
2. Assets within or close to the boundary of the site
3. Water supply
4. Drainage
5. Budget costs
6. Useful information
7. Water efficiency
8. Request for refund of pre development enquiry fee form

## **1. EXTRACT OF ANGLIAN WATER ASSETS**

- 1.1. An extract from Anglian Water Services Limited's (Anglian Water) water and drainage records showing the development site and any Anglian Water assets in the vicinity of the site is attached for your information. A more comprehensive plan will be sent direct from our Asset Data Management Centre.
- 1.2. This attached plan is provided by Anglian Water pursuant to its duties section 198 and/or section 199 of the Water Industry Act (1991). It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but the position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus **MUST** be established by trial holes.
- 1.3. 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 drain or disposal main or any item of apparatus. This information is valid for the date printed. The plan is produced by Anglian Water Services Limited, trading as Geodesys from Ordnance Survey © Crown Copyright, WU 298492. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other use 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.

## 2. ASSETS WITHIN OR CLOSE TO THE BOUNDARY OF THE SITE

- 2.1. Anglian Water's records show that there are public water main/public foul sewer within the boundary of the Development Site. No development will be permitted either over or within the easement strip, the extent of which is detailed in the table below without the prior consent of Anglian Water. Please be aware that the existing water mains/public sewers should be located in highway or open space (**not** in private gardens) to ensure access for maintenance and repair and this must be taken into consideration when considering your site layout.

Water	
Pipe Size (inch)	Easement Required (m)
8	<i>TOTAL = 6 metres</i> ( 3m either side of the centre line)

Wastewater	
Sewer Size (mm)	Easement Required (m)
150	<i>TOTAL = 6 metres</i> ( 3m either side of the centre line)

- 2.2. If it is not possible to avoid Anglian Water's assets, then the water main/sewer may need to be diverted in accordance with Section 185 of the Water Industry Act (1991). Anglian Water is under a duty to divert the water main/sewer if requested to do so by a developer unless it is unreasonable to do so. A formal application will need to be made to Anglian Water for a diversion to be considered. Diversionary Works will be at the expense of the developer.
- 2.3. An application form is available to download on [www.anglianwater.co.uk](http://www.anglianwater.co.uk), developers page, go to developers, application forms – Asset diversion form or alternatively you can contact Developer Services on 08456 066 087.

**3. WATER SUPPLY**

- 3.1. Information relating to the water supply to this development site was not requested with this enquiry. However, should you require this information at a later date please contact us to discuss on 01733 414690.

## 4. DRAINAGE

### Foul Network

- 4.1. There is not capacity within the foul network to accommodate flows from the development site. It will be necessary for Anglian Water to formulate an appraisal to determine the extent of any necessary capital expenditure for upgrading/extension works that may be required. This will be carried out at a cost to Anglian Water and we will inform you of the timescale for carrying out this appraisal when we have this information.

### Wastewater Treatment

- 4.2. The foul drainage from the Development Site is in the catchment of Stalham STW that at present has available capacity for these flows.

### Flooding

- 4.3. There have been instances of reportable flooding in the vicinity of the Development Site that can be attributed to the public sewerage system.
- 4.4. If you would like the opportunity to discuss the Development Site given the constraints highlighted below, please contact Keith Ireland the Developer Account Manager for the Development Site 07740072186.

The Development Site will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared for Anglian Water to determine mitigation measures.

### Surface Water

- 4.5. As stated on your application form the method of surface water disposal would be to Sustainable Urban Drainage System (SUDS) or soakaways with connection to a public surface water sewer seen as the last option. Planning Policy Statement 25: Development and Flood Risk emphasise the role of SUDS and introduces a presumption that SUDS should be used in all developments.

Building Regulations 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. You can view our SUDS adoption policies for more guidance on this matter by visiting [www.anglianwater.co.uk](http://www.anglianwater.co.uk), developers page, go to developers, wastewater services, sustainable drainage systems.

## **Trade Effluent**

- 4.6. A trade effluent is any liquid, other than domestic sewage, which is wholly or partly produced in the course of any business (including vehicle wash water) or contaminated surface water discharge.
- 4.7. Surface water run-off from parking areas of 25 vehicles or more, must pass through a petrol/oil bypass interceptor before discharging to the public sewer. Refuelling areas must drain via oil/petrol/grit interceptor to the foul sewer.
- 4.8. If the development proposal includes any discharge of trade effluent to the public sewerage system, then Anglian Water's written consent must be obtained in accordance with Section 118 of the Water Industry Act (1991). If trade effluent is discharged without such consent then the occupier of the premises will be guilty of an offence.
- 4.9. The Catchment Quality Scientist for the Development Site is Mike Emerson and he is available on telephone number 07885135394. You are advised to contact him before any work commences in order to discuss your proposed trade waste process.

## 5. **BUDGET COSTS**

Please note that any costs indicated in this report are a current estimate and for budget purposes only.

On receipt of applications for supply and connection a quotation will be provided.

A summary of charges 2010/11 can be found at [www.anglianwater.co.uk](http://www.anglianwater.co.uk), developers page, go to developers - summary of charges.

## 6. USEFUL INFORMATION

For more information you can contact:

For pre development and planning application enquiries – Planning and Equivalence Team, Anglian Water, PO Box 1067, Peterborough, PE1 9JG Tel: 01733 414690,  
Email: [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)  
Website: <http://www.anglianwater.co.uk/developers/planning/>

For water and waste water connection applications and enquiries – Developer Services, Anglian Water, PO Box 495, Huntingdon, PE29 6YY Tel: 08456 066 087,  
Email: [developerservices@anglianwater.co.uk](mailto:developerservices@anglianwater.co.uk)  
Website: <http://www.anglianwater.co.uk/developers>

Our boundaries



## 7. WATER EFFICIENCY

The Code for Sustainable Homes replaced the Ecohomes Standard on 1 April 2007. This code provides guidance on how certain levels of water efficiency can be achieved.

We would encourage you to consider ways in which reductions in water consumption can be achieved so that the impact on this precious resource and the environment can be reduced.

Some areas to be considered:

- Dual flush toilets
- Showers with flow rates in the order of 8-10 litres per minute
- Low/flow/spray taps at Wash hand basins
- Appliances such as washing machines and dishwashers selected for water efficiency as well as energy efficiency
- Efficient pipe work design to ensure domestic hot water appliances (cylinder or combination boiler etc) is located as close as possible to points of use thus ensuring the amount of water needed to be drawn off before hot water is delivered at the required temperature is minimised.
- Water butts/ rainwater collection

For further information, please visit the Water Efficient Buildings website:

<http://www.water-efficient-buildings.org.uk/>



## REQUEST FOR REFUND OF PRE DEVELOPMENT ENQUIRY FEE

(form to be submitted once water and or wastewater application payment has been made)

PRE DEVELOPMENT REFERENCE

1004/ST01(001)

COMPANY  
NAME AND  
ADDRESS:

Bingham Hall Associates  
Oakleigh  
Connaught Road  
Attleborough  
Norfolk  
NR17 2BW

SITE ADDRESS:

Land Adjacent To Church Farm, STALHAM

FEE PAID:

£351.32

WATER

AND/OR WASTEWATER

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**To be completed by the applicant once the above scheme has been progressed and payment has been made to Anglian Water for a water and/or wastewater application as indicated above.**

Please note refund can only be made against a like for like enquiry and connection type. I.e. a water and wastewater pre development fee can only be refunded once payment for both a water and wastewater connection has been received.

\* Required fields to be completed.

AW REFERENCE

Work order or  
sewer connection number \*.

DATE PAYMENT MADE \*:

**I confirm the above scheme has now been progressed and payment has been made to Anglian Water. I therefore request refund of the Pre Development Enquiry Fee.**

Print Name: \_\_\_\_\_ Signed: \_\_\_\_\_

Date: \_\_\_\_\_ Contact Telephone No. \_\_\_\_\_

Please sign and return completed form to:

Anglian Water, Planning & Equivalence, PO Box 1067, PETERBOROUGH, PE1 9JG