



Breckland Local Plan (2011 – 2036)

Examination

**Matter 18: Infrastructure (proposed
allocations)**

Written statement

Anglian Water Services Ltd

March 2018

18.4: On a related matter, for many of the proposed allocations there is a requirement to undertake a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to transfer wastewater for treatment and that where there is insufficient capacity financial contributions may be sought. Is such a requirement justified and could this constrain development from coming forward?

Foul infrastructure requirements will be dependant on the location, size and phasing of the development. All sites will require a local connection to the existing sewerage network which may include network upgrades.

Anglian Water fully supports the requirement for applicants to undertake a pre-planning enquiry relating to the foul sewerage network prior to submitting a planning application for the consideration of Breckland Council as outlined in the Local Plan. This requirement is consistent with the recommendations of The Council's Water Cycle Study Update (February 2017) which identifies a number of allocation sites where improvements to the foul sewerage network are expected to be required subject to a more detailed assessment as part of the planning application process.

Anglian Water and all other water and sewerage providers have a pre-planning service to provide advice on site requirements at the earliest possible stage. The purpose of Anglian Water's pre-planning service is to identify feasible water and/or drainage solutions for development sites.

By obtaining pre-planning advice from Anglian Water applicants will be able to demonstrate that that mitigation within the foul sewerage network (where required) can be put in place prior to the occupation of development to address the risk of downstream flooding. With some complex sites additional hydraulic modelling is required to determine the impact of the development on the existing catchment. There is no additional charges made for modelling reports where needed.

Further details of current fees for this service are available to view at the following address:

<http://www.anglianwater.co.uk/developers/pre-planning-service-.aspx>

Foul network reinforcement is generally funded through developer charges in accordance with the relevant sections of the Water Industry Act 1991 (as amended). We obtain charges directly from developers in accordance with the provisions of the Water Industry Act 1991 (as amended) for this purpose.

Following recent legislative change Anglian Water is introducing a new charging regime for developers from April 2018 for foul network reinforcements. This charge is not set by reference to network reinforcement required as a result of a specific development but the overall cost of network reinforcement with the Anglian Water company area over the charging period.

It is anticipated that by charging all residential premises it will spread the cost of network reinforcements between developments and enable more strategic solutions to be developed by Anglian Water.

Further details of the developer charges which will apply from April 2018 are available to view at the following address:

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

We consider that the requirement in the Local Plan to obtain pre-planning advice from Anglian Water together with developer charges being sought in accordance with the relevant legislation does not make the Breckland Local Plan, or individual development proposals, unviable or constrain development from coming forward.