



**Proposed Sheringham Recycling Centre,  
Norfolk**

**Utilities Appraisal**

January 2023

On behalf of **Norfolk County Council**

Project Ref: 332210167 | Rev: V1 | Date: January 2023

---

Registered Office: Buckingham Court Kingsmead Business Park, London Road, High Wycombe, Buckinghamshire, HP11 1JU  
Office Address: Lakeside House, Blackbrook Business Park, Blackbrook Park Avenue, Taunton TA1 2PX  
T: +44 (0)1823 218 940 E: Taunton.uk@stantec.com

## Document Control Sheet

**Project Name:** Sheringham Recycling Centre

**Project Ref:** 332210167

**Report Title:** Utilities Appraisal

**Doc Ref:** SRC-STN-XX-RP-CU-0001

**Date:** January 2023

	Name	Position	Signature	Date
<b>Prepared by:</b>	Oliver Allman	Technician	OA	January 2023
<b>Reviewed by:</b>	Tamur Butt	Engineer	TB	January 2023
<b>Approved by:</b>	Andy Davies	Senior Associate	AD	January 2023
<b>For and on behalf of Stantec UK Limited</b>				

Revision	Date	Description	Prepared	Reviewed	Approved

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

**Contents**

- 1 Introduction..... 1**
  - 1.1 The Brief ..... 1
  - 1.2 Site Location ..... 1
- 2 Utility Providers ..... 2**
  - 2.1 Introduction ..... 2
- 3 Electricity – UK Power Networks (UKPN) ..... 4**
  - 3.1 Existing Electrical Infrastructure ..... 4
  - 3.2 Diversionary and Protection Works ..... 4
  - 3.3 Proposed Utility Infrastructure ..... 4
- 4 Gas – Cadent Gas ..... 5**
  - 4.1 Existing Gas Infrastructure ..... 5
  - 4.2 Diversionary and Protection Works ..... 5
  - 4.3 Proposed Utility Infrastructure ..... 5
- 5 Telecommunications – Openreach ..... 6**
  - 5.1 Existing Telecommunications Infrastructure ..... 6
  - 5.2 Diversionary and Protection Works ..... 6
  - 5.3 Proposed Utility Infrastructure ..... 6
- 6 Broadband, TV, and Mobile ..... 7**
  - 6.1 Broadband ..... 7
  - 6.2 TV and DAB Services ..... 7
  - 6.3 Mobile Voice and Data ..... 7
- 7 Potable Water – Anglian Water ..... 8**
  - 7.1 Existing Potable Water Infrastructure ..... 8
  - 7.2 Diversionary and Protection Works ..... 8
  - 7.3 Proposed Utility Infrastructure ..... 8
  - 7.4 Water Quality ..... 8
- 8 Foul Drainage – Anglian Water ..... 9**
  - 8.1 Existing Foul Water Infrastructure ..... 9
  - 8.2 Diversionary and Protection Works ..... 9
  - 8.3 Proposed Utility Infrastructure ..... 9
- 9 Conclusion ..... 10**
  - 9.1 Summary of Investigations ..... 10

## Tables

Table 2.1: Statutory Undertaker Contact List..... 2  
Table 6.1: Broadband Speed Table ..... 7  
Table 9.1: Summary of Investigations - Statutory Undertakers, Diversions and Protection Requirements ..... 10  
Table 9.2: Summary of Investigations - Statutory Undertakers, New Utility Infrastructure..... 10

## Appendices

Appendix A Proposed Layout  
Appendix B Site Location Plan  
Appendix C Existing Utilities Constraints Plan  
Appendix D UKPN Budget Estimate  
Appendix E Anglian Water Pre-Planning Enquiry

# 1 Introduction

## 1.1 The Brief

- 1.1.1 Stantec UK Limited (Stantec) has been commissioned by Norfolk County Council (the Client) to prepare a Utilities Appraisal in support of an outline planning application in relation to the proposed development known as Sheringham Recycling Centre following the decommissioning of the existing recycling centre on Holt Road, this shall only be done after the new site is operational.
- 1.1.2 This Utilities Appraisal report will outline the utility matters in relation to the proposed site and will also identify the requirement for new utility infrastructure, potential upgrade/reinforcement works, diversion/abandonment works or the need for further investigation/modelling.
- 1.1.3 The existing Sheringham recycling centre is located on the southern edge of Holt Road, approximately 100 meters south-west from the proposed site. The existing recycling centre will be decommissioned, and services moved to the new recycling centre.
- 1.1.4 It is envisioned that the existing utility network supplying the current Sheringham Recycling centre will be reconnected to supply the new recycling site with minimal need for network reinforcement.
- 1.1.5 The proposal is the creation of a new recycling centre (RC) to deal with household waste and small amounts of trade waste. RC includes creation of a concrete pad and erection of new staff welfare office and reuse shop (with photovoltaic panels) for onsite sale of items suitable for reuse and ancillary small-scale sale of non-recycled items (Christmas trees, logs, compost bins and green waste sacks). Improvement to the existing junction between A148 Holt Road and layby accessing the recycling centre. A copy of the proposed layout is included in **Appendix A**.
- 1.1.6 This report addresses Statutory Utilities only (electric, gas, telecoms and water and foul drainage), and does not include any “privately” owned and maintained utility infrastructure that may or may not be present on site.

## 1.2 Site Location

- 1.2.1 The proposed development site is located to the northeast of Holt and to the south of Sheringham. The OS grid co-ordinates of the site X 616229, Y 341029.
- 1.2.2 The site consists of agricultural land, bound by Holt Road to the south and agricultural land on all other side.
- 1.2.3 A site location plan can be found in **Appendix B**.

## 2 Utility Providers

### 2.1 Introduction

- 2.1.1 This section provides an overview of the existing utility infrastructure within and adjacent to the site.
- 2.1.2 The following table identifies the Statutory Undertakers that have been approached for record drawings and summarises the reported presence of utility infrastructure in the vicinity of the site, along with the likely requirement for diversion or protection of any existing infrastructure.

Utility Medium	Statutory Undertaker	Existing Infrastructure On/Near Site	Diversion Works	Enquiry Date
Electricity	UKPN	Yes	No	01/08/19
Gas	Cadent Gas	Yes	No	01/08/19
Gas	HSE HP Gas	No	No	11/10/22
Gas	GTC	No	No	01/08/19
Telecoms	BT	Yes	No	01/08/19
Telecoms	City Fibre	No	No	01/08/19
Telecoms	Colt	No	No	01/08/19
Telecoms	KPN(c/-Instalcom)	No	No	01/08/19
Telecoms	CenturyLink Communications UK Limited	No	No	01/08/19
Telecoms	Sota	No	No	01/08/19
Telecoms	Verizon Business	No	No	01/08/19
Telecoms	Virgin Media	No	No	01/08/19
Telecoms	Vodafone	No	No	01/08/19
Potable Water	Anglian Water	Yes	No	01/08/19

Table 2.1: Statutory Undertaker Contact List

- 2.1.3 An Existing Utility Infrastructure Constraints plan (Drawing No. SRC-STN-EU-XX-DR-C-0001) has been prepared showing the extent of the existing utility infrastructure within and adjacent to the site, and is contained within **Appendix C**. As the validity of the asset records is 3 months, it is recommended to request the latest asset records prior to undertaking any construction/excavation activity.
- 2.1.4 The information on utilities contained in this report has been derived from data provided by the main public utility companies. No information is provided in relation to “private” utility infrastructure that might be present on site.

2.1.5 The Statutory Undertakers that have services within or near to the proposed development are discussed within the following sections.

## **3 Electricity – UK Power Networks (UKPN)**

### **3.1 Existing Electrical Infrastructure**

- 3.1.1 The incumbent electricity distribution network operator for the area is UK Power Networks (UKPN).
- 3.1.2 Following a review of the asset records received from UK Power Networks (UKPN), it was identified that an underground 11kV cable runs along Holt Road next to the southern boundary of the site. The cable crosses Holt Road to supply the current waste recycling centre.

### **3.2 Diversions and Protection Works**

- 3.2.1 Depending on the detailed design of the development access junction, localised lowering/protection works might be required where the existing underground 11kV cable crosses the proposed access.

### **3.3 Proposed Utility Infrastructure**

- 3.3.1 Following an application to UKPN, a budget estimate (Ref: 8500231797) was received with a Point of Connection (POC) from the low voltage network, outside the existing transformer.
- 3.3.2 To enable the required electric supply of 26kVA to the new recycling centre, it is proposed to install a new underground service cable from the POC across the road to provide a three-phase connection. The existing connection to current recycling centre will be disconnected.
- 3.3.3 A copy of the quotation is contained within **Appendix D**.



## **4 Gas – Cadent Gas**

### **4.1 Existing Gas Infrastructure**

- 4.1.1 The incumbent gas distribution network operator for the area is Cadent Gas.
- 4.1.2 Following a review of Cadent Gas' asset records of the area it was concluded that there is no gas infrastructure located within or directly adjacent to the proposed site.
- 4.1.3 However, an intermediate pressure gas main is located circa 15m to the south of the site along the A148 to the south of the site.

### **4.2 Diversionary and Protection Works**

- 4.2.1 As there are no gas assets in the vicinity, no diversionary work will be required.

### **4.3 Proposed Utility Infrastructure**

- 4.3.1 As of 2025, The Government's Future Homes Standard will require new build homes and commercial developments sites to achieve a goal of net zero for carbon. Moreover, these sites will also need to be future proofed with low carbon heating and energy efficient technologies such as fossil fuel heating systems as the use of gas boilers will not meet the net zero carbon emissions and become more expensive to maintain and operate in the future.
- 4.3.2 In addition, the current version of Building Regulations Part L that came into effect 15<sup>th</sup> June 2022 has a requirement for new developments to achieve a 30% reduction in carbon emissions.
- 4.3.3 In light of the above, no gas providers have been contacted regarding supply to the proposed development.

## **5 Telecommunications – Openreach**

### **5.1 Existing Telecommunications Infrastructure**

- 5.1.1 Openreach asset records show no assets within the proposed site boundary.
- 5.1.2 There is an existing Openreach underground cable recorded along the southern side of Holt Road which is connected to the current waste recycling centre.

### **5.2 Diversionary and Protection Works**

- 5.2.1 No diversionary works will be required.

### **5.3 Proposed Utility Infrastructure**

- 5.3.1 The supply strategy for the development is likely to be via a new connection to the existing telecommunications network on Holt Road which is currently supplying the existing waste recycling centre. This proposal will be confirmed by Openreach NewSites following an application during the detail design stage.

## 6 Broadband, TV, and Mobile

### 6.1 Broadband

6.1.1 Following searches on Ofcom's website and Openreach's Fibre Broadband check site it was found that the existing Openreach network can provide Superfast Broadband in the area with speeds up to 80Mbps. The estimated broadband speeds in the area are summarised in Table 6.1 below.

Broadband Type	Highest Available Download Speed	Highest Available Upload Speed
Standard	17 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	To be built by December 2026	To be built by December 2026

Table 6.1: Broadband Speed Table

6.1.2 According to Openreach's Fibre First Build Plan, the latest programme indicates that Ultrafast fibre network is scheduled to be built in the area by December 2026.

### 6.2 TV and DAB Services

6.2.1 The proposed development site is predicted to receive a terrestrial TV signal from the Tacolneston and should receive 135 Freeview channels as per the information available on [freeview.co.uk](http://freeview.co.uk).

### 6.3 Mobile Voice and Data

6.3.1 Ofcom's online mobile and broadband checker provides data on the quality of mobile voice and data coverage for the four major mobile companies: EE, Three, Vodafone and O2.

6.3.2 Following a review of mobile coverage data from Ofcom, it was identified that mobile companies Three and O2 have good indoor coverage for voice and data, while all four major mobile service providers have good outdoor voice and data coverage.

## 7 Potable Water – Anglian Water

### 7.1 Existing Potable Water Infrastructure

- 7.1.1 Anglian Water records show that they have a 90mm MDPE main located between Holt Road and the southern boundary of the site.

### 7.2 Diversionary and Protection Works

- 7.2.1 Depending on the detailed design of the development access junction, localised lowering/protection works might be required where the existing 90mm main crosses the proposed access.

### 7.3 Proposed Utility Infrastructure

- 7.3.1 Following a Pre-Planning enquiry to Anglian Water, an assessment report (Ref PPE-0153117) was received with a proposed Point of Connection (CP-9295) from the existing 90mm water main on Holt Road.
- 7.3.2 Furthermore, Anglian Water have conducted an inspection on the washout located on the 90mm water main on Holt Road. A pressure test was conducted and it was confirmed that there is an existing pressure of 2.5 bar in the existing water main, which is sufficient pressure to convert the washout into a fire hydrant. Further coordination with the local fire service will be required to enable the conversion of the existing washout into the fire hydrant.
- 7.3.3 Under Section 37 of the Water Industry Act 1991, the Water Company is required to “develop and maintain a system of water supply such that it can have supplies available to persons demanding them,” i.e., it is obliged to provide a point(s) of connection for new development at the nearest practicable point to the site. Any reinforcement works required must now be funded by the Water Company subsidized by way of the Infrastructure Charges Levied on all new connections.
- 7.3.4 These works will be requisitioned by the developer under S41 of the Water Industry Act 1991.
- 7.3.5 Anglian Waters quotation is included **Appendix E**.

### 7.4 Water Quality

- 7.4.1 The average hardness of the water supply in the development area is Very Hard Water

## **8 Foul Drainage – Anglian Water**

### **8.1 Existing Foul Water Infrastructure**

8.1.1 Anglian Water records show that there is no foul drainage infrastructure within or in close proximity of the proposed development.

### **8.2 Diversionary and Protection Works**

8.2.1 No diversionary works to Anglian Water foul drainage infrastructure will be required.

### **8.3 Proposed Utility Infrastructure**

8.3.1 The proposed foul drainage strategy may include an onsite septic tank or an alternate foul water disposal arrangement such as tankering, which will be reviewed at later stage.

## 9 Conclusion

### 9.1 Summary of Investigations

9.1.1 The following table summarises the results from the Statutory Undertakers following the investigations undertaken by Stantec.

Statutory Undertaker	Diversiory and Protection Requirements
UKPN	There may potential lowering/protection works to the existing 11kV underground cable at proposed access junction.
Cadent Gas	There are no diversory works required.
Openreach	There are no diversory works required.
Anglian Water – Potable Water	There may be potential lowering/protection works to existing potable water main at proposed access junction.
Anglian Water – Foul Drainage	There are no diversory works required.

Table 9.1: Summary of Investigations - Statutory Undertakers, Diversiory and Protection Requirements

Statutory Undertaker	New Utility Infrastructure
UKPN	The proposed Point of Connection (POC) is from the existing transformer across Holt Road with a 3-phase cable connection into the site.
Cadent Gas	No gas supply will be required.
Openreach	The supply strategy for the development is envisaged to be from the existing Openreach network on Holt Road.
Anglian Water – Potable Water	Preliminary point of connection has been provided from the existing 90mm main on Holt Road.
Anglian Water – Foul Drainage	Foul flows may be stored in onsite septic tank.

Table 9.2: Summary of Investigations - Statutory Undertakers, New Utility Infrastructure

# Appendix A Proposed Layout

**Copyright Reserved**

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.  
 The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

**Notes**

**UTILITIES NOTE:** The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

- All dimensions are in metres unless noted otherwise.
- All levels are in metres relative to Ordnance Datum Newlyn unless noted otherwise.
- All coordinates are in metres relative to Ordnance Survey National Grid.
- The Contractor is to verify all dimensions on site before commencing work or preparing shop drawings.
- This drawing is to be read in conjunction with all Engineers and Architects drawings and specifications.

P06	Visibility Splay Added	DF	TB	2023.01.19
Issued/Revision		By	Appd	YYYY.MM.DD
		Dwn.	Dsgn.	Chkd.
				2022.08.22
				YYYY.MM.DD

**Issue Status**

**PLANNING APPROVAL**

This document is suitable only for the purpose noted above. Use of this document for any other purpose is not permitted.

**Client/Project Logo**



Client/Project  
**NORFOLK COUNTY COUNCIL**

**SHERINGHAM RECYCLING CENTRE**

Title  
**PROPOSED GENERAL ARRANGEMENT AND LEVEL DESIGN**

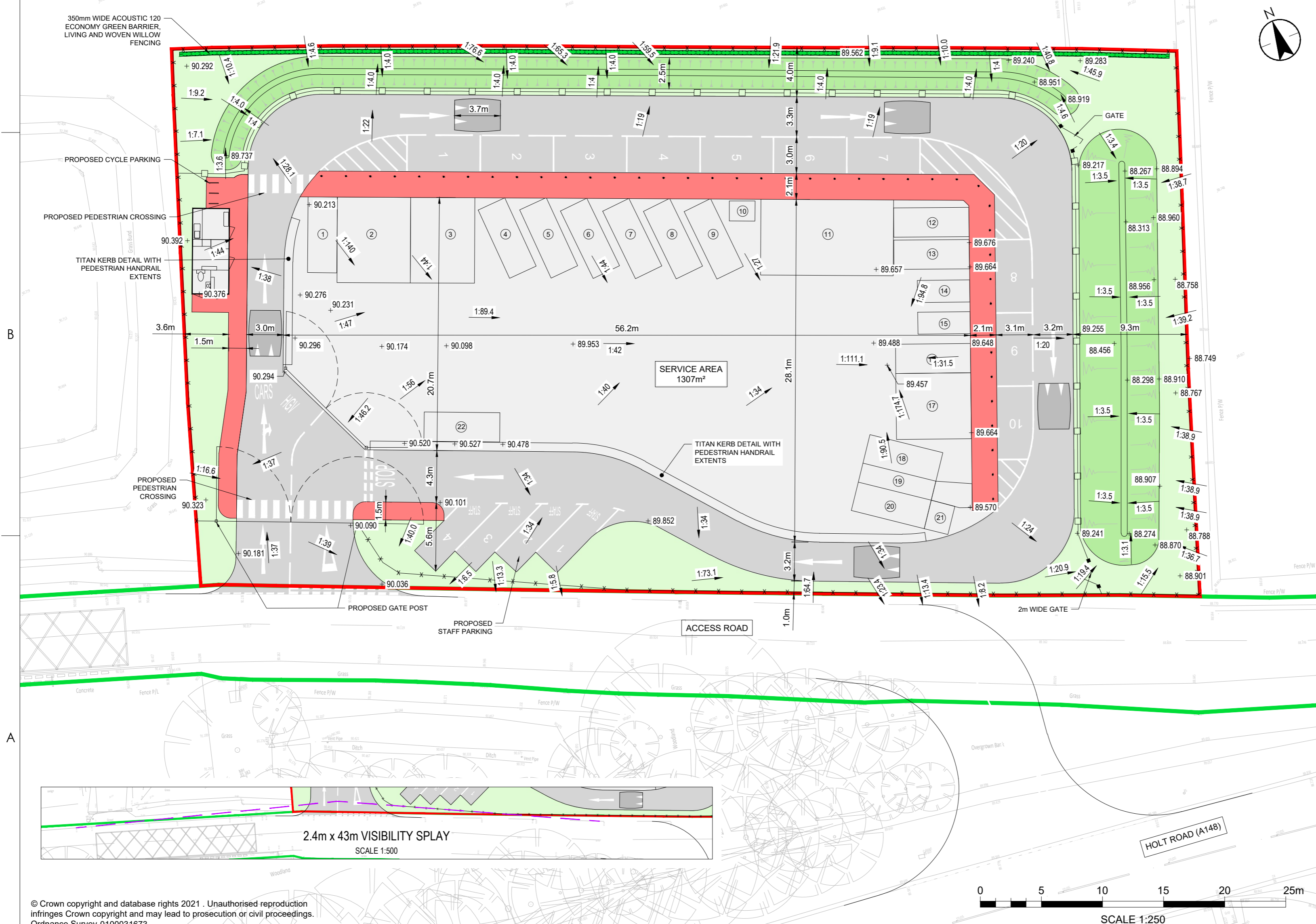
Project No.	49868	Scale	A2 @ 1:250
Revision	<b>P06</b>	Drawing No.	<b>49868/2001/101</b>

BIN STORAGE	
NUMBER	TYPE
1	BRIC-A-BRAC
2	RE-USE STORE
3	SPECIALIST STORAGE
4	GARDEN
5	GARDEN
6	CARD
7	RESIDUAL
8	RESIDUAL
9	SPARE
10	VIEWING SHELTER

11	LRG. DOMES, APPLIANCES, TEXTILES, BOOKS, TYRES & OIL
12	FRIDGE-FREEZERS
13	TVs & MONITORS
14	ALUMINUM
15	FLAT GLASS
16	RUBBLE
17	PLASTERBOARD
18	SCRAP METAL
19	GANTRY
20	WOOD
21	STATIC COMPACTOR
22	SPARE

**Key**

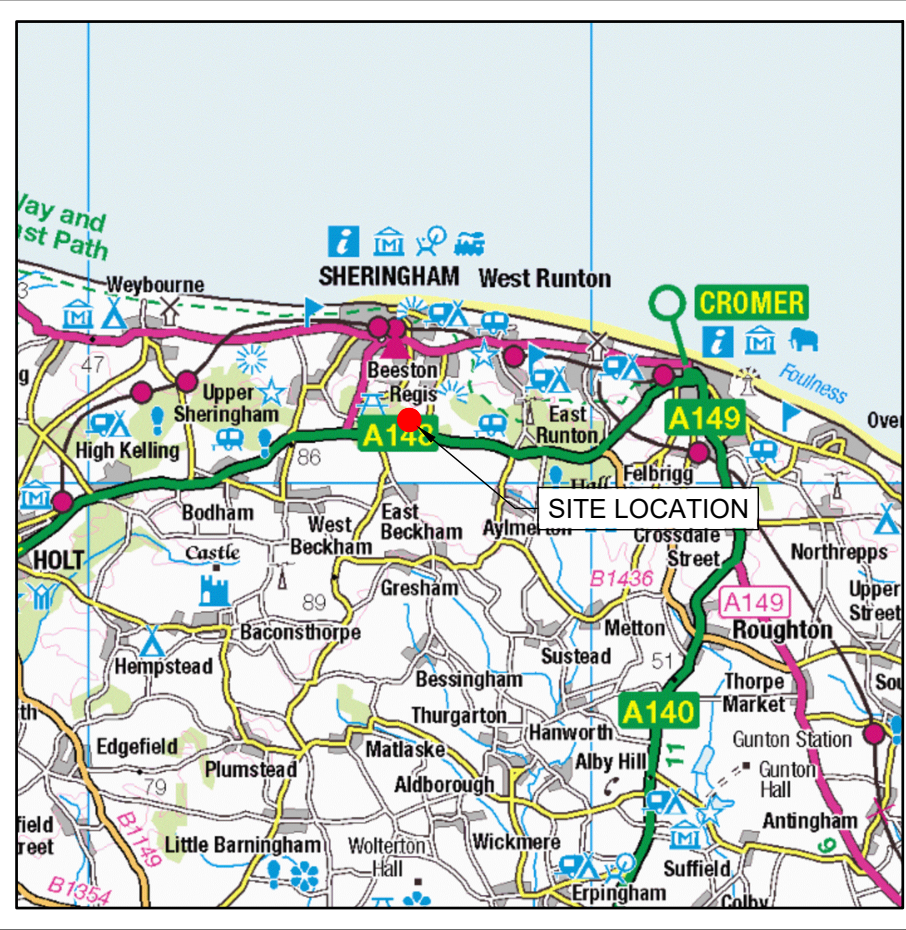
- SITE BOUNDARY
- EXISTING HIGHWAY BOUNDARY
- PROPOSED CARRIAGEWAY
- PROPOSED SERVICE AREA
- PROPOSED PEDESTRIAN WALKWAY (CONTRASTING COLOUR TBC)
- PROPOSED LANDSCAPE AREA
- PROPOSED DRAINAGE SWALE
- (11) BIN STORAGE & REFERENCE CODE
- x-x- PROPOSED PERIMETER CHAIN LINK & BARBED WIRE FENCE
- o-o- PROPOSED TIMBER TRIP RAIL FENCE, POSTS AT 2m CENTRES
- PROPOSED SPEED HUMP - TYPE AND SIZE TBC
- .-.- PROPOSED VEHICLE RESTRAINT BOLLARDS LOCATED AT 2m CENTRES
- - - PROPOSED ACOUSTIC BARRIER
- - - 2.4 x 43m VISIBILITY SPLAY - NO OBSTRUCTIONS WITHIN AREA OF VISIBILITY SPLAY ARE TO BE PERMITTED



P06: 19.01.2023 2023.01.19 3:26:07 PM By: Foulkes, David  
 ORIGINAL SHEET - SOA2 \\camv\p01\com\projects\9868\sheringham recycling centre\cad\dwg\2001\_cnv\9868\_2001\_101 - general arrangement



# Appendix B Site Location Plan



Plotted: 19.10.2022 20:22:10.19 11:45:56 AM By: Piper, Danielle  
 ORIGINAL SHEET - ISOA3  
 \\cam-vrps-001\cam\projects\49888 sheringham recycling centre\cad\dwgs\2501\_e&u\figure 1\_site location plan



**Stantec**

Stantec UK Limited  
 TAUNTON  
 Lakeside House, Blackbrook Business Park, Blackbrook  
 Park Avenue, Taunton TA1 2PX  
 Tel: +44 1823 218 940  
 www.stantec.com/uk

Client/Project:  
 NORFOLK COUNTY COUNCIL  
 SHERINGHAM  
 RECYCLING CENTRE

Prepared: DP  
 Checked: SM  
 Date: 2022.10.19

Title  
 SITE LOCATION PLAN

Revision: -  
 Figure  
 FIGURE 1

# Appendix C Existing Utilities Constraints Plan



# Appendix D UKPN Budget Estimate

Mr. Tamur Butt  
Stantec  
11, Prospect Court  
Courteenhall Road  
Blisworth  
Northampton  
NN7 3DG

Date: 25 October 2022

Our Ref: 8500231797 / QID 3000042355

Dear Mr. Butt

## Site Address: Holt Road Sheringham NR26 8TS

### Budget estimate

I am writing to you on behalf of Eastern Power Networks plc the licensed distributor of electricity for the above address trading as and referred to in this Quote as "UK Power Networks". Thank you for your recent enquiry regarding the above premises.

I am pleased to be able to provide you with a budget estimate for the Works.

It is important to note that this budget estimate is intended as a guide only. It may have been prepared without carrying out a site visit or system studies. No enquiry has been made as to the availability of consents or the existence of any ground conditions that may affect the ground works. It is not an offer to provide the connection and nor does it reserve any capacity on UK Power Networks' electricity distribution system.

### Description of work included:

This estimate is for a relocation of an existing supply.

### Low Voltage Point Of Connection

£8,000.00 (exclusive of VAT) if the Point Of Connection (POC) is to our Low Voltage network outside of the existing transformer. This estimate includes laying a new service across the road into the new site for a 26kVA three phase connection. The existing connection will be disconnected.

This estimate does not include any traffic management or further reinforcement work if required.

### Assumptions

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable route exists along the route we have assumed between the Point of Connection (POC) and your site
- Where electric lines are to be installed in private land UK Power Networks will require an easement in perpetuity for its electric lines and in the case of electrical plant the freehold interest in the substation site, on UK Power Networks terms, without charge and before any work commences

- You will carry out, at no charge to UK Power Networks, all the civil works within the site boundary, including substation bases, substation buildings where applicable and the excavation/reinstatement of cable trenches
- Unless stated in your application, all loads are assumed to be of a resistive nature. Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of the Quote.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent Quote. You should note also that UK Power Networks' formal Quote may vary considerably from the budget estimate. If you place reliance upon the budget estimate for budgeting or other planning purposes, you do so at your own risk.

### If you would like to proceed

If you would like to proceed to a formal offer of connection then you must apply for a Quote. Please refer to our website [click here](#) to complete application process.

To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

### Any Questions?

If you have any questions about your budget estimate or need more information, please do not hesitate to contact me. The best time to call is between the hours of 9am and 4pm, Monday to Friday. If the person you need to speak to is unavailable or engaged on another call when you ring, you may like to leave a message or call back later.

Yours sincerely



Angela Adkins  
 10 Brunel Way, Colchester, CO4 9QN  
 Mobile: 07592 330287  
 Email: [Angela.Adkins@ukpowernetworks.co.uk](mailto:Angela.Adkins@ukpowernetworks.co.uk)



To download your free safety leaflets and resources visit [UK Power Networks - Safety Page](#)

# Appendix E    Anglian Water Pre-Planning Enquiry





# Pre-Planning Assessment Report

Sheringham Recycling Centre

InFlow Reference: PPE-0153117

Assessment Type: Water

Report published: 25/08/2022



Thank you for submitting a pre-planning enquiry.

This has been produced for Norfolk County Council.

Your reference number is **PPE-0153117**.

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
Storage or distribution	1

### The anticipated residential build rate is:

Year	Y1
Build rate	1

**Development type:** Greenfield

**Planning application status:** Unknown

**Site grid reference number:** TG1629241035

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 there are no public water mains/public sewers or other assets owned by Anglian Water within the boundary of your development site. However, 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.

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 supply

In examining the available capacity for your development site we assess the capacity and costs for two categories of water main. These are:

#### Strategic

Offsite potable water mains which deliver water within an area to a large number of development sites often across a number of towns. The strategic provision of these water mains enables us to provide the cheapest solution across a large geographical area.

#### Local reinforcement

Localised reinforcement mains to enable us to provide water to your development site. On most sites we also have two categories of water mains the Spine Mains and Housing Estate Mains (HEMs). To support your budgeting arrangements we have also examined the estimated cost for delivering the onsite water mains needed for a site of your size.

#### Water Supply Network Capacity

The water supply to the proposed development site can be provided from the existing mains.

Anglian Water cannot reserve capacity and therefore you are recommended to formally apply for a connection at your earliest convenience.

Please note that 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.

It is recommended that you apply for a formal mains connection at the earliest opportunity to allow us to design and plan the delivery of your connection work.

Additionally, please note that where offsite reinforcement work has been identified, it could take up to 18 months to complete the necessary offsite reinforcement depending on the level of complexity.

#### Connection point(s)

Connection Point	Address	National Grid Reference (NGR)
CP-9295	Holt Road	TG1623641025

## Budget Water Costs

The costs provided in this report are based on the current information available. These costs are provided as an indicative estimate to help inform you on a budget for supplying water to your site.

Your development site will be required to pay an **infrastructure charge** for each new property connecting to the public water 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.
- The Site-Specific costs are calculated at a 100% contribution on any new infrastructure that is required to be built to connect the development site to our existing network. This includes new infrastructure from (and including) the point of connection to our network.
- The development will receive an income offset in accordance with our 22-23 Developer Charging Arrangements on any new domestic or non-household domestic connection made to our network and applied to the water infrastructure charge as a plot connects.

Based on these budgetary costs, the cost to provide onsite water mains have been examined for your household properties and the estimated cost for delivering the onsite water mains needed for a site of your size is below:

Onsite water main	Number of units	Estimated cost
Estimated cost of onsite main delivery	0	£ 0

## Water Infrastructure Charge

Infrastructure charges are raised on a standard basis of one charge per new connection (one for water and one for sewerage). However, if the new connection is to non-household premises, the infrastructure charges is calculated according to the number and type of water fittings in the premises. This is called the "relevant multiplier" method of calculating the charge. Details of the relevant multiplier for each fitting can be found at our [website](#).

Our 22/23 Developer Charging Arrangements includes an income offset discount on new domestic connections made to our network and is applied when the plot connects to the water network. The associated water infrastructure charge for household plot connections and income offset discount has been provided below.

### The Water Infrastructure charge for your dwellings is:

Infrastructure charge	Number of units	Total
£ 293	0	£ 0

### The infrastructure discount for your dwellings is:

Infrastructure discount	Number of units	Total
-£ 420	0	-£ 0

### A detailed cost breakdown will be provided on receipt of a formal application for a new water main.

Alternatively, you may wish to have the onsite main delivered by a Self-lay Provider under terms set out in a self-lay agreement. For more information on water mains and self-lay of water mains, please visit our [website](#).

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 point of connection

## Section 5 - Useful information

### Water Industry Act – Key water sections

#### Section 41:

This provides you with the right to requisition a new water main for domestic purposes to connect your site to the public water network.

#### Section 45:

This provides you with the right to have a connection for domestic purposes from a building or part of a building to the public water main.

#### Section 51A - E:

This provides you with the right to provide the water main or service connection yourself and for us to vest them into our company.

#### Section 55:

This applies where you request a supply of water for non-domestic purposes.

#### Section 185:

This provides you with the right to make a reasonable request to have a public water main, sewer or public lateral drain removed or altered, at your expense.

Details on how you can make a formal application for a new water main, new connection or diversion are available on from our Development Services team on **0345 60 66 087** or via our [website](#)

If you have any other queries on the rights to requisition or connect your housing to the public water and sewerage infrastructure then please contact our Development Services team at:

Anglian Water  
PO Box 495  
Huntingdon  
PE29 6YY

Telephone: 0345 60 66 087

Email: [developmentservices@anglianwater.co.uk](mailto:developmentservices@anglianwater.co.uk)

### Water pressure and flow rate

The water pressure and consistency that we must meet for your site is laid out in the Water Industry Act (1991). This states that we must supply a flow rate of 9 litres per minute at a pressure of 10 metres of head to the external stop tap. If your water pressure requirements exceed this then you will need to provide and maintain any booster requirements to the development site.

### Self-lay of water mains

A list of accredited self-lay provider organisations can be found on the Lloyds Registrar [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.