

Neighbourhood Planning and Anglian Water

Guidance Note





Neighbourhood Planning and Anglian Water

Who we are

Anglian Water supply water and water recycling services to more than six million domestic and business customers in the east of England and Hartlepool.

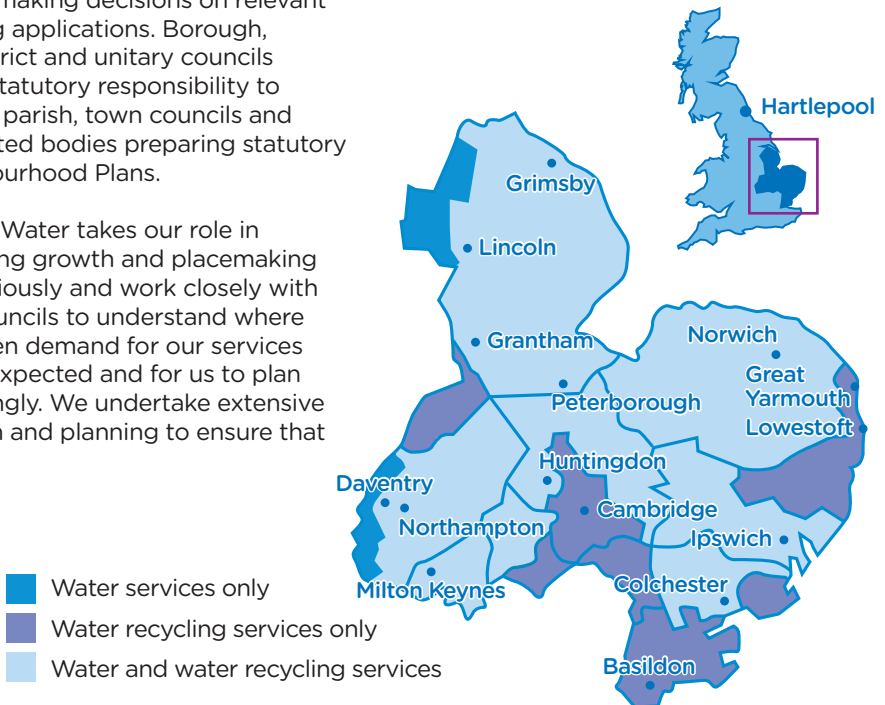
Our role in Neighbourhood Planning

Neighbourhood Plans enable parish, town councils and designated bodies to develop a spatial planning strategy for their local area which can be used in making decisions on relevant planning applications. Borough, city, district and unitary councils have a statutory responsibility to support parish, town councils and designated bodies preparing statutory Neighbourhood Plans.

Anglian Water takes our role in facilitating growth and placemaking very seriously and work closely with local councils to understand where and when demand for our services will be expected and for us to plan accordingly. We undertake extensive research and planning to ensure that

investment occurs in the right place at the right time, taking into account a range of growth scenarios.

We understand that infrastructure is an important consideration for local communities when considering the future of the places that they live and we want to help support those communities who are preparing a Neighbourhood Plan.





Our Strategic Planning team will help support the preparation of Neighbourhood Plans by providing information on how we consider infrastructure capacity, how we manage the impact of development on our infrastructure, funding arrangements and information on historic operational issues, where appropriate.

We can help you to understand the potential infrastructure impacts of the sites that you are considering and to help the creation of attractive

and sustainable new communities where you live.

We carefully plan for growth by checking that the water recycling centres can accommodate additional demand as well as having the necessary infrastructure to supply clean water and dispose of foul flows.

This short guide has been produced to clarify how we can work with you on the preparation of your Neighbourhood Plan.

There are five main stages to preparing a Neighbourhood Plan. Once you have an area defined for your plan we recommend that you contact us in the early phases of its preparation so that we are able to provide you with background information.



How we can help you with the preparation of your Neighbourhood Plan:

Stage 1 – Producing your plan

At this early stage, you will have support from your local planning authority to help you to understand the timescales, resources and scale of the development and spatial policies that you may want to consider.

We recommend you speak to the local planning authority about the infrastructure evidence that has already been prepared for your area and how this could be used to support your plan.

What can we do to support you at this stage?

- a) If you would like to know the location of infrastructure services in your area, Anglian Water has made asset maps available at Local Planning Authority offices in our area or via the digdat website (www.utilities.digdat.co.uk). These maps have information on all Anglian Water assets and will help you to understand the system that services your area.
- b) Capacity can be dependent on location of sites, connection points and the timing of their delivery. If you would like to know more about the capacity availability, and have identified specific sites, we can provide an overview of the available capacity and where



there may be constraints. We aim to provide this information within six weeks but will advise if there is added complexity.

- c) When considering new development we work on a nil detriment basis. This means a new development must ensure that it can be accommodated without impacting on existing residents. It is not the role of the new development to rectify historic issues, and operational issues such as blockages are not reasons, in themselves, to not select sites for development.
- d) We would ask that Anglian Water is consulted if the plan or order includes a specific site or sites located within a defined Groundwater Source Protection Zone. This is to ensure that any proposals do not have an adverse effect on any existing boreholes which are used to supply the public with drinking water. Further details of the Source Protection Zones are available to view at the Environment Agency's website at the following address: <http://apps.environment-agency.gov.uk/wiyby/37833.aspx>

Stage 2 – Pre-submission consultation

Planning regulations require that your proposed plan undergoes a six week public consultation prior to formally submitting it to the relevant local planning authority.

The plan is consulted on with the public, services, local organisations and other bodies such as Highway England and the Environment Agency.

Any comments made will then need to be reviewed and the plan changed in areas if required, ready to submit to the relevant council.

What can we do to support you at this stage?

- a) Anglian Water at this stage will provide formal comments to the Pre-submission consultation for the consideration of the body preparing the Neighbourhood Plan.
- b) If any issues are identified during the consultation, we will advise on the necessary changes needed to address our comments.



Stage 3 – Submission and publication of the plan

After consideration of comments and changes to the plan from the pre-submission stage, the plan is now submitted to the relevant local planning authority. At this stage, no further changes can be made to the Neighbourhood Plan.

The relevant council then publicises the submitted plan for a second six week public consultation.

What can we do to support you at this stage?

- a) Anglian Water is consulted on Neighbourhood Plans by the local planning authority. At this stage, if necessary, we will provide formal comments to the submitted Neighbourhood Plan for the consideration of the appointed examiner.
- b) If any issues are identified during the consultation, we will advise on the necessary changes to take to address our comments.

Any comments made or relevant information will be sent back to the local planning authority for our response to be publicised. For any comments made or for information on the plan, please visit the relevant local planning authority's website.



Stage 4 - Independent examination

The relevant council will appoint a suitably qualified individual to undertake an independent examination. The examiner will provide a report that sets out a recommendation on the plan.

The possible recommendations are:

- The plan meets the basic conditions and should proceed to referendum;
- Modifications are needed for the plan to meet the basic conditions before the plan should proceed to referendum; or
- The plan does not meet the basic conditions and no modifications can be made so that it will, and it should therefore not proceed.

The relevant council will then publish the examiners report and the council's decision on whether the plan will proceed to referendum.

What can we do to support you at this stage?

- a) If any issues are identified during the examination, we will advise on the necessary changes to take to address our comments.

Any comments made or relevant information will be sent back to the council for our response to be publicised. For any comments made or for information on the plan, please visit the relevant local planning authority's website.



Stage 5 - Referendum and adoption

Upon receiving the examiner's report approving the plan and the district council's formal decision to proceed, the council will arrange for a referendum to take place in the neighbourhood area. This allows for residents to decide whether or not the plan should be used in making planning decisions in the neighbourhood area.

If the plan gains more than 50% of votes for 'yes', then the council will adopt the plan at the earliest possible opportunity, making the Neighbourhood Plan part of the development plan for the area. It will then be used in conjunction with the Local Plan in making decisions on planning applications.

What can we do to support you at this stage?

- a) By this stage, any issues or modifications would have been resolved during previous stages. We would then be able to advise once the Neighbourhood Plan has been adopted and planning applications start to come forward.

Some of our Frequently Asked Questions about Neighbourhood Plans

Does Anglian Water serve our area?

The following website can be searched by area and confirm whether a specific area served by Anglian Water: <http://inyourarea.digdat.co.uk/>

Does Anglian Water respond to Neighbourhood Plans?

Anglian Water is a statutory consultee on the preparation of Neighbourhood Plans. We provide comments to the Local Planning Authority or the body preparing the Neighbourhood Plan on growth proposals, including any capacity constraints.

These comments will be available from the Local Planning Authority or the body preparing the Neighbourhood Plan (parish or town council or designated body).



What if there is a planning application in my area?

Anglian Water comments on major planning applications (10 or more dwellings or 0.5ha or more in the case of employment).

If you have any concerns relating to specific planning applications please contact the Pre-Development team.

Contact details relating to this team are available to view at the following address:

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

Should you advise that Developers contact us?

Yes, please. Through the Neighbourhood Planning process we are unable to provide site specific costs for each development proposal.

We do have a pre-development service which for a fee will undertake a complete an assessment of the implications of the site for Anglian Water's existing infrastructure, including modelling where necessary.



This is used to identify mitigation within the foul sewerage network and/or water supply networks which is required.

For our pre-planning service and contact details, please visit <http://www.anglianwater.co.uk/developers/pre-planning-service.aspx>.

Developers are strongly encouraged to complete a pre-planning report as best practice and to identify site specific connections.

How long does it take to receive a response?

Anglian Water will provide comments no later than six weeks after receiving the Neighbourhood Plan documents required to make a response.

Can I obtain the response directly from Anglian Water?

Our comments are sent to the body preparing the Neighbourhood Plan or the local council only, at the relevant stages. If you wish to view any comments made you will need to access them via the website of the body preparing the Neighbourhood Plan or the local planning authority as appropriate.

Where can I obtain maps of Anglian Water's infrastructure?

Maps of Anglian Water's assets detailing the location of our water and water recycling infrastructure (including both underground assets and aboveground assets such as pumping stations, water treatment



works and water recycling centres) are available to view free of charge at Osprey House, 1 Percy Road, Huntingdon PE29 6SZ (8.30am until 5.00pm Monday to Friday, except bank holidays) or at city, borough, district and unitary councils offices. Please contact the relevant council regarding their arrangements for viewing these plans. If you would like a copy of the plans, these are available to purchase at: www.utilities.digdat.co.uk.

What is the current capacity of the sewerage network and sewerage treatment works in our area?

The available capacity within the sewerage network will be dependent upon the location of any connection points and the proposed discharge rate.

The available capacity at the relevant sewerage treatment works to accommodate further development will be dependent upon the scale of growth proposed in the catchment.

Have issues relating to historic flooding been addressed by Anglian Water?

There are a number of bodies with responsibility for managing flood risk. Anglian Water is responsible for managing the risks of flooding from surface water, foul water or combined water systems.

Public sewers are designed to protect properties from the risk of flooding in normal wet weather conditions and we take action to ensure that they are used correctly in order to increase their resilience and effectiveness. The Lead Local Flood Authority is responsible for managing the risk of surface water, groundwater and ordinary watercourses.

Where there are recorded flooding incidents, the action taken or planned by Anglian Water will be dependent upon the nature of the flood and what represents the best value for our customer's bill money.

For more information on flooding in your area, please visit: <http://www.anglianwater.co.uk/household/water-recycling-services/flooding.aspx>

What policies does Anglian Water wish to see included in Neighbourhood Plans?

Where we provide water and/or water recycling services, we would support the inclusion of policies on the following issues where they are not included in an existing Local Plan:

- Applicants demonstrate that there is capacity within the water supply network or that it can be made available prior to occupation.
- Applicants demonstrate that there is capacity within the foul sewerage treatment and disposal is available or that it can be provided prior to the occupation of development.



- Developments should adhere to the surface water management hierarchy, as outlined in part H of Building regulations, with disposal to a surface water sewer seen as the last resort and with Sustainable Drainage Systems (SuDS) being the preferred method of surface water management.

The relevant council will be able to advise as to whether these issues have already been addressed in their Local Plan. Where this is the case, we do not consider it necessary to duplicate such policies in a Neighbourhood Plan.

In relation to water efficiency our expectation is that this would be

addressed in Local Plans in accordance with the relevant Ministerial Statement.

What can you do to help us?

There are lots of simple things we can all do to help improve the environment in which we live and to make sure the water supply is safe and secure. These small adjustments will also contribute to preventing blockages that can cause flooding.

You can find easy ways to make a difference to help preserve our environment and efficiently use our resources at: <http://www.anglianwater.co.uk/environment/how-you-can-help/>.



Get in touch:

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