

Anglian Water Landowner journey



Keep me
and use
me as a
guide

To make the East of England resilient to the risks of drought and to secure water supplies for future generations.

Working with landowners to secure future water supplies in East Anglia

We are facing four interlinked challenges to water supplies in East Anglia. These are climate change, environmental protection, population growth and the risk of drought. We want to act now to ensure the long-term availability of water for all customers in the future.

We are building up to 500km of new interconnected pipelines. The new pipelines will help us move water more freely around the area and divert it from areas of water surplus in the north to the south, where it isn't as readily available. This work is being delivered by the Strategic Pipeline Alliance.

Working with landowners

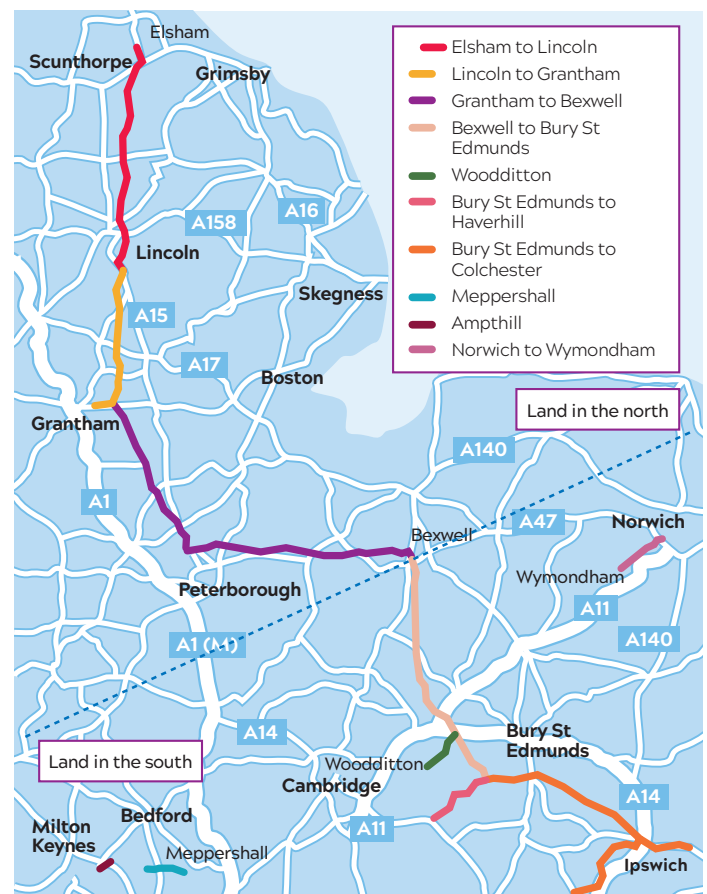
We want to work with you and understand any constraints, concerns or opportunities to design the pipeline route to minimise impacts to your work and the environment.

We want to work with you through three phases, which are summarised in this document.

We want to:

- Let you know what you can expect from us
- Minimise the number of times we ask you for information and use your preferred means of contact
- Give you the contact details for people who know about the pipeline route in your area
- Give you as much notice as we can when we want to come on to your land
- Share our website details where you will be able to find all of our documents

To make it easier for you to track where you are with us during this process, we have created 3 phases and steps within each phase. All of our communication with you will be labelled with which phase and step we are at. We have also created tick boxes for you to mark off what you have completed.



Map: The strategic pipeline routes

Contact details for land access, surveys and pipeline enquiries

Email: SPALandReferencing@anglianwater.co.uk

Phone:

(+44) 02087 743928 for land in the north

(+44) 02920 353330 for land in the south



For more information visit our dedicated website pages for landowners at anglianwater.co.uk/spa

Phase 1 - Route planning

We won't yet have a preferred route. We will have completed some desktop work and taken account of some environmental, archaeological, and historic features. We will be looking at how we can plan the route using smart and innovative techniques.

Purpose: To confirm the presence of any sensitive habitats or buildings by visiting the site and completing walk over surveys across a very wide corridor.



	We will	Please can you	Then we will
Step 1	<p>Write to you about our plans and ask for some essential information such as:</p> <ul style="list-style-type: none"> Confirmation of the point of contact regarding access Land ownership How you want to be contacted When you want to be contacted Confirmation of land boundaries How we agree access <p>We will provide: • LEQ (Land Entry Questionnaire)</p>	<p>Complete the questionnaires - this will:</p> <ul style="list-style-type: none"> Inform us of how and when you want to be contacted Provide information about your land including any crop rotation details if applicable Let us know about any hazards, or concerns or route constraints and preferences <p>We require you to: • Send back completed LEQ</p>	<p>Plan the walkover surveys which may also be referred to as non-intrusive surveys, e.g. ecology and walkover surveys.</p> <p>(We use specialist teams to look at distinct species. This means we may need to visit multiple times. The best season for surveying a lot of species is in spring - this can mean there is a concentration of activity over a few weeks)</p>
Step 2	<p>Contact you - via your chosen means - to arrange or confirm survey arrangements</p>	<ul style="list-style-type: none"> Let us know of any hazards, things to avoid, livestock etc Let us know if you want to meet the surveyors Provide access details (where to park, gates, locks etc) 	<p>Undertake surveys as agreed. The buffer zones used include a wide margin to account for animal movement</p>

The information collected will be used to refine the route and start to design a preferred route.

Phase 2 - Route refining

We will have identified a preferred route with a red line boundary. We will need to carry out intrusive surveys to decide where, within the boundary, the pipeline can be constructed.

Purpose: To understand what is happening under the surface of the ground.



	We will	Please can you	Then we will
Step 1	<ul style="list-style-type: none"> Only contact if you are on the preferred route alignment Notify you using your preferred communication method and will provide an indicative plan of where the pipeline affects your land Share a plan of the indicative intrusive work Provide specific contact details for our Agricultural Liaison Officer and / or land agent <p>We will provide: • Ground investigation information pack • Land drainage questionnaire • Pipelaying codes of practice • Indicative plan of route on your land</p>	<ul style="list-style-type: none"> Update or provide additional information as needed Let us know about any hazards in the areas we have identified Let us know about any constraints or preferences Provide details of professional representative i.e. land agent. (These can be found via RICS Find a Surveyor (ricsfirms.com)) <p>We require you to: • Complete our ground investigation questionnaire • Complete our land drainage questionnaire</p>	<p>Plan the below ground survey timetable (which may be referred to as intrusive surveys)</p> <p>(This will include ground investigation work, such as boreholes and trenches which can be for soil and ground surveys as well as looking for archaeological remains)</p>
Step 2	<ul style="list-style-type: none"> Arrange a pre-ground investigation commencement meeting to agree and confirm contact arrangements and our use of statutory powers Inform you of the nature of the intrusive surveys - what will happen and what they will look like <p>We will want your feedback on how you think we are working with you</p> <p>We will provide: • Landowner satisfaction survey</p>	<ul style="list-style-type: none"> Meet with a named Agricultural Liaison Officer and, where required, a retained land agent Agree and confirm access arrangements, parking etc Let us know about any hazards on your land <p>We require you to: • Complete the landowner satisfaction survey by post or email</p>	<p>Plan when and how to complete the intrusive surveys</p> <p>(The amount of archaeological investigation we need to carry out is determined by the county specialist)</p>
Step 3	<p>Issue 7-day survey notice (s168) to confirm access requirements and arrangements</p>		<p>Undertake below ground surveys</p>
Step 4	<p>Complete work and move off site. Some monitoring equipment may be left in-situ for a set period of time. This will be collected later</p>	<p>Submit claims for losses or general disturbance</p>	<p>Settle reasonable claims</p>

The results from surveys carried out in phases 1 and or 2 may mean the preferred route changes. This may mean we may no longer need access or need the use of your land. You will be notified by us if this is the case. Once we have reviewed all the environmental and engineering information we can plan for construction and obtain the relevant consents. Where applicable, you will be updated on the planning process.

Phase 3 - Confirmed route and construction

We will have designed a preferred route and worked with planning authorities to agree how the pipeline will be constructed. We will have identified compound locations.

Purpose: To finalise plans for construction including any on-site adaptations (such as access tracks and moving local services, water for troughs etc)



	We will	Please can you	Then we will
Step 1	<p>Contact you to arrange a meeting to discuss the following:</p> <ul style="list-style-type: none"> • Confirm route and agree compounds, laydown areas etc • Confirm and agree land drainage requirements • Discuss hedge removal and chamber locations • Discuss on-site accommodation works (including access crossings, service re-routes etc) • Involve your land agents to ensure appropriate compensation is calculated • Highlight any unforeseen issues which can impact our design and plans and discuss options with you <p>We will want your feedback on how you think we are working with you</p> <div style="border: 1px solid purple; padding: 5px; display: inline-block;"> <p>We will provide:</p> <ul style="list-style-type: none"> • Landowner satisfaction survey </div>	<ul style="list-style-type: none"> • Advise us of any changes in contact arrangements • Provide feedback about the design including location of chambers and access routes • Provide information about your on-site crossing needs, use of tracks etc <div style="border: 1px solid purple; padding: 5px; display: inline-block;"> <p>We require you to:</p> <ul style="list-style-type: none"> • Complete the landowner satisfaction survey </div>	<ul style="list-style-type: none"> • Make reasonable adjustments • Notify when anticipating to take entry
Step 2	<ul style="list-style-type: none"> • Issue 3-month construction notice (s159) • Record the condition of the site 	Sign off record of condition	Acknowledge comments if any
Step 3	<ul style="list-style-type: none"> • Maintain a dialogue with you and/or your agent • Construct pipeline following the controls published in the Construction Environmental Management Plan (CEMP) 	Agree to be flexible if we come across unforeseen issues	
Step 4	<p>Reinstate the land as agreed.</p> <p>We will want your feedback on how you think SPA are working with you</p> <div style="border: 1px solid purple; padding: 5px; display: inline-block;"> <p>We will provide:</p> <ul style="list-style-type: none"> • Landowner satisfaction survey </div>	Submit claim for losses or general disturbance	Settle fair and reasonable claims