



Pre-Planning Assessment Report

Potable Water Supply Assessment

Anglian Water Reference Number: PPE-0229014

Report Engineer: [REDACTED]

Publication Date: 03/09/2025

Expiration Date: 03/09/2026

Site Name: Harlington Extension

Development Details: 670 dwellings, 1162sqm shop floor space, 2995sqm Business floor space, medical centre and 50 bed care home

Site National Grid Reference: TL0300230804

Development Type: Greenfield

Planning Application Status: Pending

This report has been produced for Willis Dawson Ltd and is to be submitted as part of a supporting planning documentation should planning permission be sought.

Anglian Water will use this report as the basis for any forthcoming planning application response relevant to this application.

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 the water supply 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.

Should further discussion be sought regarding the outcome of this pre planning enquiry assessment, then please get in touch with our team via 0345 026 3912, or planningliaison@anglianwater.co.uk.



Summary

Easements

We have assessed above and below ground operational assets in relation to your proposed development site

Water Supply Assessment

We have assessed the public water supply network to identify a sustainable point of connection for your site to connect without causing a detriment to the operation of the system.

Indicative costs –

The water supply infrastructure charge per dwelling is set for the 2025-26 charging period at £502.00. For a development of 670 dwellings the total infrastructure charge will total £737,000.00 excluding VAT.

Additional indicative costs have been provided where appropriate

Section 1 - Anglian Water Assets and Easements

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.

Pipes - We have identified pipework infrastructure within the boundaries of your site

Operational Assets – We do not have operational assets within 20 m of your site

Source Protection Zone (SPZ) – Your site does not sit within an identified SPZ

Water Recycling Centre (WRC) – Your site is not within the encroachment zone of Flitwick WRC

The proposed development site boundary is highlighted on Anglian Water's asset record in figure 1. Additionally, 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.

Any potential instances of asset encroachment are to be identified and addressed at planning. Anglian Water are unable to permit development either over or within the easement strip without prior consent. The extent of asset easements are available in table 1. Please be aware that the existing water mains/public sewers should be located in highway or open space and not in private gardens. This is to ensure available access for any future maintenance and repair and this should be taken into consideration when planning your site layout.

Used Water Easements – Measured either side of the centre line (m)						
Sewer Diameter(mm)	Depth to Invert (m)					
	< 3	3 - 4	4 - 5	5 - 6	6 - 7.5	> 7.5
< 150	3.0	3.0	4.0	5.0	6.0	4.0
150 - 299	3.0	3.0	4.0	5.0	6.0	4.0
300 - 449	3.0	3.0	4.0	5.0	6.0	4.0
450 - 600	3.5	4.0	5.0	6.0	6.0	4.0
601 - 749	3.5	4.0	5.0	6.0	6.0	4.0
750 - 924	4.0	5.0	5.0	6.5	6.5	5.0
925 - 1000	5.0	5.0	6.0	6.5	6.5	5.0

Table 1: Anglian Water used water asset easements

If it is not possible to avoid our assets then these may need to be diverted in accordance with Section 185 of the Water Industry Act (1991). You will need to make a formal application if you would like a diversion to be considered; please note that in some instances assets cannot be diverted; it is therefore vital to engage with our Drainage team prior to finalising site layout. The Drainage team can be contacted by calling 03456 066 087.

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.

For your information, please be aware:

- We need to inform you that there are multiple water mains (75mm, 78mm, 100mm and 158mm) and sewer mains (150mm and 225mm) that cross the development site that may be affected by the proposed development.
- Anglian Water does not permit existing assets to be located within the curtilage of the proposed development buildings and we do not permit permeable paving or suds features over our assets. These assets should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance and access is possible.
- Development is not permissible either over or within the established easement strip of any public asset without Anglian Water's granted prior consent.
- A new developments site layout must adhere to the required easements. You may also discuss potential diversions with us.
- Please be aware that existing water mains/public sewers should be located in highway or open space and not in private gardens or curtilages.
- Rising mains may not be located under play equipment or SUDS features. This is to ensure available access for any future maintenance and repair and this should be taken into consideration when planning your site layout.
- No significant planting can be located in the designated easement strip, to ensure that root intrusion does not pose a risk to our assets. Where necessary and to maintain the aesthetics of the proposed landscaping, ornamental/low lying hedges or similar are considered acceptable, but should be limited.
- In any case where site levels are to be altered within an easement strip, Anglian Water will request a CCTV survey is undertaken to understand the existing condition of the affected sewer and potential impact of this proposal. The footage and accompanying report should be provided to Anglian Water alongside any observations or recommendations (should these be identified) by your designer. In addition, the manholes in this area would also need to be raised to finished level. Anglian Water would expect photographs confirming the existing construction of these chambers and a design drawing which illustrates how this outcome will be achieved whilst maintaining compliance with Design and Construction Guidance (DCG) standards.
- Anglian Water will expect confirmation of the established measures that will allow 24 hour unencumbered access for assets within the vicinity of the development. It is beneficial to understand how awareness of Anglian Water's need for access to provide this in perpetuity will be established going forward. It can be assumed that plot transfers (if appropriate) will contain covenants/rights relating to these assets; we would appreciate clarification on this point.
- It is the developer's responsibility to ensure the correct sight surveys are completed i.e. trial holes, to ascertain the exact location of Anglian Water assets. You should then present your findings to Anglian Water – we may need to complete formal risk assessments (at the developers cost) for certain asset types.

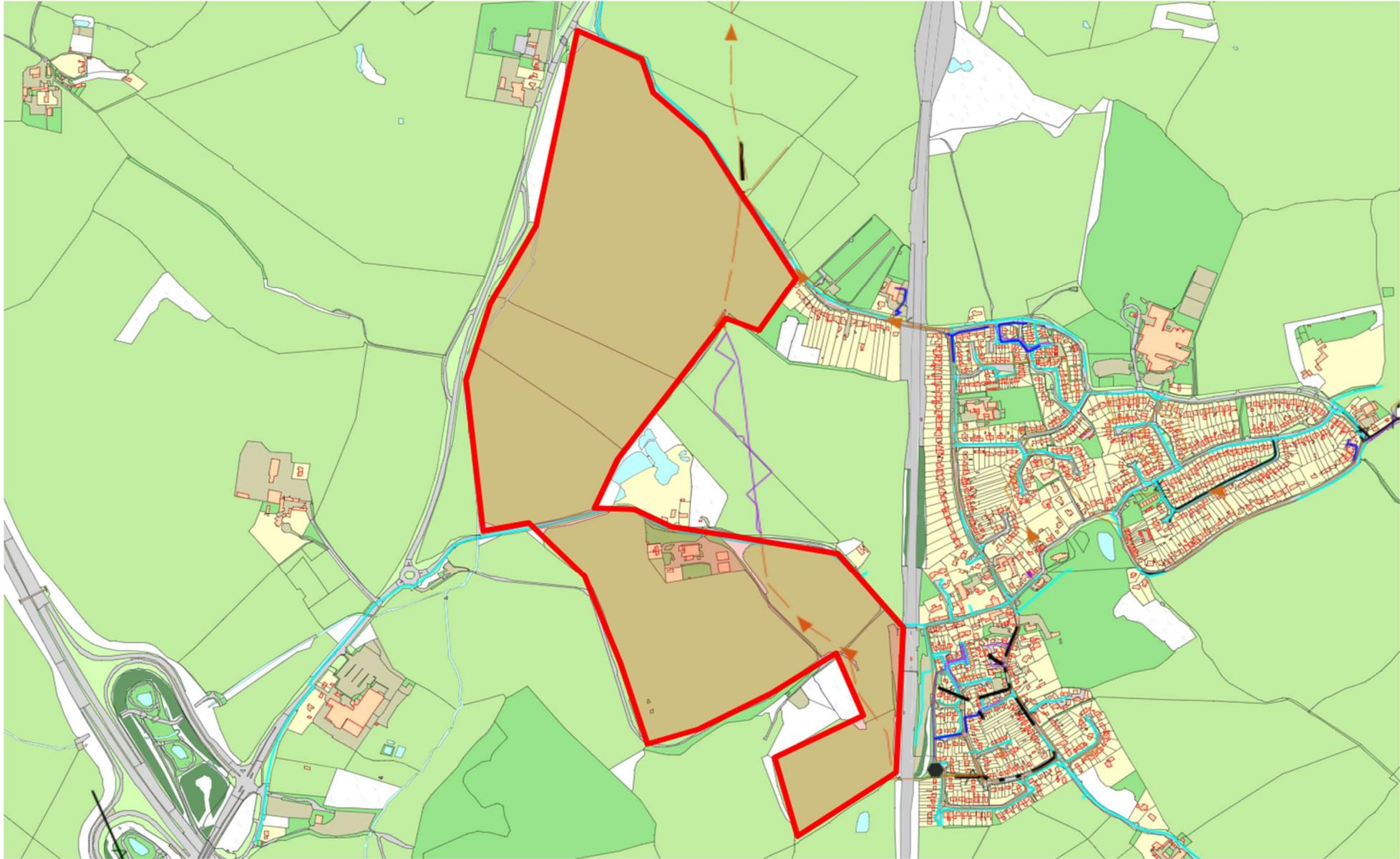


Figure 1: The site boundary for the proposed development as shown on Anglian Water asset records.

Section 2 - 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

We have assessed your site for a domestic supply, there is insufficient capacity in the current network to supply this development site and therefore offsite reinforcements are needed. Our assessment has been based on a flow rate of 9.163l/s for your domestic/welfare supply, if the flow rate you require is greater than this, please raise a further question through our customer portal.

Details of the required offsite reinforcements can be found in the site specific reinforcement estimate section of this report below. if you wish to proceed with the development then you will need to complete an application for a new supply. This is recommended to be done at the earliest opportunity as it could take a minimum of 18 months to install any offsite reinforcement works.

The connection point for the site will be from the existing 225 HPPE/PE100 water main in Goswell End Road at National Grid Reference. TL0434430894

Fire Flows

Our model suggests we could provide fire flows (5.72l/s) in the event of an emergency from your connection point.

Connection Point	Address	National Grid Reference
CP-12991	Goswell End Road	TL0434430894

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.
- Site-Specific costs, including those incurred through delivery of new infrastructure up to, and including, the point of connection to our network, **are the responsibility of the developer.** These costs are separate from and additional to any works funded through infrastructure charging.

Site Specific Reinforcement Cost Estimate

The point of connection to the public water supply network, in Goswell End Road, will be to a 225 HPPE/PE100 water. To achieve conveyance to this point, the following site specific reinforcements are required:

Work Required	Estimated Cost	Detail of Works Required
1640m of 180mm main extension	£793,758.45	1640m of 180mm main extension from NGR. TL0434430894 to NGR. TL0294530613 (Site Specific)

On-Site Water Supply Infrastructure Delivery Cost Estimate

Anglian Water’s cost estimate for the developer to deliver the onsite water mains for the domestic properties in the proposed development is included below:

Onsite Water Main	Number of Units	Estimated cost
Estimated cost of onsite main delivery	670	£737,000.00

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.

The Water Infrastructure charge for your dwellings is:

Infrastructure Charge	Number of Units	Total
£ 502	670	£336,340.00

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 2025-26 Developer Charging Arrangements to arrive at the amount payable. Details of the relevant multiplier for each fitting can be found on our website.

Environmental Incentives

Following regulatory guidance and changes to the charging rules the Infrastructure Charge for connections to our water network will no longer attract an income offset discount after 31st March 2025. This will be replaced with a new Environmental Incentive Scheme (EIS) aimed at promoting water efficiency and sustainability.

Anglian Water’s EIS has been developed in accordance with the Environmental Incentive Common Framework (EICF), which was released by Ofwat in December 2024. For this charging year, 2025-26, and in accordance with Ofwat guidance, only household properties will be eligible for our EIS. We will continue to reassess this for future charging years.

There are two elements to our EIS:

Water Environmental Incentive

The applicant must demonstrate the newly connected property is designed to achieve consumption of 90 litres per person per day (pppd) or less.

Post property connection, we will conduct compliance audits on the first connected property and 10% of the remaining properties on a random basis.

Sewerage Environmental Incentive

Post property connection for redeveloped brownfield sites we will complete a site inspection to confirm the removal of surface water flows.

Environmental Component

This charge is used solely to fund the Environmental Incentive and is uniformly applied upon connection of each developed property; this includes connections which do not qualify for the Environmental Incentive.

Environmental Incentives	Charge per property (£)
Water Environmental Incentive	-500
Environmental Incentive Component Charge Water	100
Additional Water EIS Audit (per premises)	84
Sewerage Environmental Incentive (50% of Sewerage Infra)	-202
Environmental Incentive Component Charge Sewerage	0

Our EIS will be available between 1st April 2025 and 31st March 2030 and during this period, we reserve the right to make any amendments to the EIS as we may see fit, including amendments to the value of both Environmental Incentives and the Component Charges. The EIS may close on 31st March 2030, therefore to qualify for the Environmental Incentives, your plot must be connected to our network, and validated by us. Please refer to our Developer Charging [Arrangements](#) for full details. To learn more or apply for our environmental incentive scheme please visit our website [Water Environmental Incentive Scheme](#)



Figure 2: Showing your connection point for potable water supply

Section 3 – Useful Information

Water Industry Act – Key used water sections

Section 98:

This provides you with the right to requisition a new public sewer. The new public sewer can be constructed by Anglian Water on your behalf. Alternatively, you can construct the sewer yourself under section 30 of the Anglian Water Authority Act 1977.

Section 102:

This provides you with the right to have an existing sewerage asset vested by us. It is your responsibility to bring the infrastructure to an adoptable condition ahead of the asset being vested.

Section 104:

This provides you with the right to have a design technically vetted and an agreement reached that will see us adopt your assets following their satisfactory construction and connection to the public sewer.

Section 106:

This provides you with the right to have your constructed sewer connected to the public sewer.

Section 185:

This provides you with the right to have a public sewerage asset diverted. Details on how to make a formal application for a new sewer, new connection or diversion are available on our [website](#) or via our Development Services team on 0345 60 66 087.

Surface Water Drainage

All surface water must be managed in line with Building Regs / Sewer Sector Guidance (SSG). Our guidance document and Surface Water policy ([insert website link](#)) detail our requirements and expectations. You must explore all on-site options per the SUDS hierarchy before speaking to us about a possible connection to our SW drainage network. We recommend that you contact the Local Authority and Lead Local Flood Authority (LLFA) for your site to discuss your application.

Sustainable drainage systems

Some existing urban drainage systems have additional risks of flooding, pollution or damage to the environment and are not resilient to climate change in the long term. Our preferred method of surface water disposal is through the use of Sustainable Drainage Systems or SuDS. SuDS are a range of techniques that aim to mimic the way surface water drains in natural systems within urban areas. For more information on SuDS, please visit our [website](#).

Private sewer transfers

Sewers and lateral drains connected to the public sewer on the 1 July 2011 transferred into Water Company ownership on the 1 October 2011. This follows the implementation of the Floods and Water Management Act (FWMA). This included sewers and lateral drains that were subject to an existing Section 104 Adoption Agreement and those that were not. There were exemptions and the main non-transferable assets were as follows: Surface water sewers and lateral drains that do not discharge to the public sewer, e.g. those that discharged to a watercourse.

Foul sewers and lateral drains that discharged to a privately owned sewage treatment/collection facility. Pumping stations and rising mains will transfer between 1 October 2011 and 1 October 2016.

The implementation of Section 42 of the FWMA will ensure that future private sewers will not be created. It is anticipated that all new sewer applications will need to have an approved section 104 application ahead of a section 106 connection.

It is anticipated that all new sewer applications will need to have an approved Section 104 application ahead of a Section 106 connection.

Encroachment

Anglian Water operates a risk based approach to development encroachment on our above and below ground infrastructure and assets.

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](#) link added here

Section 4 - 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. 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.