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Appendices

Appendix 1 – Anglian Water Pre-Development Report
Session 3: Allocated Sites – Stamford

1 General Issues

1.1 Core Strategy housing requirements for Stamford

Progress in complying with Core Strategy housing trajectory for Stamford

Within paragraph 3.1.9, completions /commitments and the residual requirement should be rounded to 680 and 460 respectively to avoid concerns about over-precision regarding growth in Stamford.

Furthermore, to ensure consistency with the Core Strategy (which refers at Policy H1 to a minimum level of housing development) and greater flexibility, the paragraph should be amended to include the words “at least” on two occasions:

Between April 2006 and 31 March 2012, 478 houses had been built in Stamford. The remaining requirement for the town is, therefore, at least 660 houses (an annual rate of 47 per year for the remaining 14 years). In addition, about 200 additional homes had planning permission at 31 March 2012. Together the completions and commitments for Stamford total approximately 680, leaving a shortfall of at least 460 houses to be allocated”.

“Up-dating of requirements” and “Does the Council’s position reflect actual needs?”

In our statement for Session 2, we referred to a report by Nathaniel Lichfield & Partners, entitled “Housing Requirements in South Kesteven – A Technical Assessment”, commissioned by Commercial Estates Group in January 2012. This is included as Appendix 2 to our statement for Session 2. The report concludes that, taking into consideration the most up-to-date demographic information available when the report was compiled, the Core Strategy figure of 680 dwellings per annum was a reasonable and robust estimate of the housing needs of the District.

However, for Stamford, the report notes that the town, as South Kesteven’s second largest settlement with a population of 20,800, has only just over 8% of the District’s overall housing target. Grantham, with a population of approximately 45,000 has 56% of the District housing target. This suggests that Stamford’s housing target is not proportional to its population or level of housing need.

Stamford accounts for approximately 15% of the District’s population, 16% of its households and 17% of its jobs. These indicators can be taken as a proxy for housing need and potential growth. If taken together, they suggest that the level of housing necessary to meet Stamford’s needs would be around 16% of the overall South Kesteven housing requirement.

It is therefore very likely that the current distribution of development within the adopted Core Strategy, which allocates just over 8% of the District requirement to Stamford, significantly underplays the scale of local housing need and demand in Stamford.
A future updated distribution of housing based on local need could almost double the current housing requirement.

**Is the Council’s Approach sufficiently flexible?**

We consider that it is right to work within the current adopted Core Strategy housing requirement until the review of the Plan. However, the mismatch between the housing target and the likely level of need places more emphasis on:

- treating the requirement for Stamford as a minimum (as indicated by Core Strategy Policy H1) ensuring that there is a full and realistic allowance for non-implementation of existing commitments, and;
- promoting early delivery of housing to address the town’s needs as soon as possible in the Plan period.

**Does the Plan make provision for an additional 5/20% allocation in Stamford in-line with the National Planning Policy Framework?**

We have considered the application of the 5% / 20% requirement in our statement for Session 2 in relation to the five-year land supply for the District as a whole.

We acknowledge that the application of a 5% buffer to Stamford would apply through the calculation of a 5-year requirement for the town rather than the town’s overall requirement for the 2006 to 2026 period as set out in the Core Strategy.

We have included this 5% buffer in our assessment of Stamford’s 5-year housing land supply which is set out in full in Appendix 1 to our statement for Session 2. This sets out a five year requirement of 247 dwellings and we have assessed supply against that requirement as 219 dwellings, representing a supply of 4.5 years.

**1.2 Site Selection Process**

Principles behind choice of sites

We are fully supportive of all the sites chosen for allocations within the SA DPD, particularly the allocation at Stamford West.

**1.3 Stamford Traffic Model**

Should the Plan show the results of the Stamford Traffic Model?

We fully support the conclusions of the Stamford Traffic Model, which clearly underpins the STM1e, STM2c and STM3 allocations. To ensure that the evidence base is reported in a way which fully justifies the allocation, we suggest that the final sentence in paragraph 3.1.12 of the DPD should read:

“The recommendations of that report have been used to assess the best sites for allocation from a highway perspective, and show that of the three major sites considered for allocation in Stamford, the development of the Empingham Road site would have the least impact”.

3
1.4 Impact of constraints in the sewerage network

Have any issues with infrastructure to serve development in Stamford been overcome?

We considered phasing of development at Stamford in our statement for Session 2. However, we reserved consideration of infrastructure constraints, as a basis for phasing, to our response to this question.

Paragraph 3.1.2.2 of the DPD (as proposed to be modified) states: “The phasing of sites has been influenced by evidence relating to infrastructure constraints, particularly wastewater infrastructure, which will require additional consultation with relevant parties and improvement to accommodate new housing.”

It is not clear how any wastewater infrastructure constraints impact upon the phasing of particular sites and why they would indicate provision of one site within an early phase and another in a later phase. For this reason, the phasing of particular sites within particular time periods of the Plan appears arbitrary and unrelated to the wastewater infrastructure issue.

However, our particular concern is to address any suggestion that the STM1e, STM2c and STM3 allocations are constrained by wastewater infrastructure issues or that such issues are the reason for the phasing of the site in the 2016 – 2026 period.

Wastewater Infrastructure considerations in the phasing of the STM1e, STM2c and STM3 allocations

In connection with the planning application we have submitted for development in accordance with these allocations, appraisals have been completed by Anglian Water specifically for the proposed development of the site. (see Appendix 2 to this statement).

Following the completion of modelling for the site, Anglian Water states:

“The sewerage system, at present, has available capacity for gravity flows from the proposed development site.”

In its appraisal, Anglian Water also indicated three suitable points of connection that can accommodate the full extent of the development and ensure an appropriate on-site drainage strategy can be formulated for the disposal of foul flows.

Appendix 2 provides details of the investigation that has been completed in relation to foul drainage capacity for the Site. The results demonstrate that sufficient capacity is present within the network and that no reinforcements will be required to accommodate the development. Another statement by Anglian Water, also contained within the Appendix, demonstrates this further:

“The current situation is that there is sufficient capacity within the existing network to receive foul flows from the proposed development on land West of Stamford as and when required, as such, we do not currently anticipate the need for a phased approach to development nor do we envisage upgrades to the system as a result of this development going ahead.”
Consequently, Anglian Water indicates there is available capacity to accommodate development within the existing network without the requirement for upgrading / reinforcements or phasing of development. There appears to be no evidence that it is necessary to delay the release of the site for reasons related to wastewater infrastructure.

There is a recommendation in the Council’s Water Cycle Study (WCS) that urban pollution modelling be undertaken but this does not suggest any fundamental constraint that has to be addressed before development can proceed.

The WCS demonstrates that there is more than sufficient headroom at the Stamford Waste Water Treatment Works (Stamford WwTW) to meet residential growth requirements at Stamford.

In response to site specific enquiries, Anglian Water has confirmed that sufficient capacity exists at the Stamford WwTW to accommodate the development of the site. Anglian Water states:

“The foul drainage from this development is in the catchment of Stamford Sewage Treatment Works that will have available capacity for these flows”

Anglian Water also confirm that:

“...we do not currently anticipate the need for a phased approach to development nor do we envisage upgrades to the system as a result of this development going ahead.”

The WCS outlines that future requirements set by the Water Framework Directive may result in upgrading of the Stamford WwTW to reduce the level of phosphates that are discharged to the River Welland. Such requirements are routinely phased to ensure that enhancements required at treatment facilities are incorporated into the cyclical water industry asset management Plan process. Accordingly, where facilities are presently operating within consented limits, there is no practical reason to delay development due to potential future enhanced treatment criteria.

Therefore, there is no justification in terms of waste water infrastructure requirements to delay the release of the site or to include the site within the 2016 - 2026 phase of the Plan.

It is important to note that the Environment Agency and Anglian Water have no objection to the application submitted by CEG pursuant to the STM1e, STM2c and STM3 allocations.

Are the changes to paragraph 3.1.14 (SAPMM012) sufficient to address concerns about drainage matters?

The additional text in paragraph 3.1.14 refers to the recommendation that an Urban Pollution Management (UPM) model be undertaken to properly assess the constraints to the network and that, as a result, new development may be required to contribute to improvements to the network to accommodate additional flows.

There is a recommendation in the Council’s Water Cycle Study (WCS) that urban pollution modelling be undertaken but this does not suggest any fundamental constraint that has to be addressed before development can proceed pursuant to the STM1e, STM2c and STM3 allocations. This is confirmed by the Anglian Water pre-development report and the fact that Anglian Water and the Environment Agency have not objected to the planning application for the development of the site.
We refer to comment SPMM75 by Anglian Water which includes the conclusion to the UPM study; “The study concludes that the amount of growth considered could be accommodated by the existing sewerage network within the necessary environmental limits”.

In light of this, we suggest a further modification to paragraph 5.2.9 to read:-

“Sewerage network issues had previously been identified for Stamford and Long Bennington. In terms of Stamford, a UPM study has been completed and demonstrates that the proposed level of growth in Stamford can be accommodated within the existing network with no environmental impacts. In Long Bennington……..”

Confirmation that waste water infrastructure is not a constraint to the STM1e, STM2c and STM3 allocations should therefore be included within the text of paragraph 3.1.14 of the DPD.

Similarly, paragraph 3.1.2.2 should be revised to make clear that, following consultation with relevant parties (including the Environment Agency and Anglian Water), the STM1e, STM2c and STM3 allocations are not affected by wastewater infrastructure constraints and such constraints are no longer a factor in the phasing of the site. On the basis there is no other justification for the proposed phasing of the site (see our Statement for Session 2) the phasing provisions for the land between Empingham Road and Tinwell Roads must be deleted or alternatively, expanded to indicate delivery in the 2011 to 2021 period as suggested in our statement for Session 2 (in accordance with the indicative site delivery timescale that forms an appendix to that statement).

1.5 Landscape Sensitivity and Capacity Study

Is it necessary for the text to refer to the Landscape Sensitivity and Capacity Study?

We acknowledge the importance of the Landscape Sensitivity and Capacity Study as part of the Plan’s robust evidence base. However, the study has not been reported in a way which explains and justifies the allocation at Stamford West. The soundness of the Plan would be assisted by an addition to the end of paragraph 3.1.19 to read:

“These conclusions demonstrate that the site now proposed for allocation under Policy STM1e has “moderate” landscape sensitivity and “medium / high” landscape capacity (i.e. capacity for development). Against both measures, the STM1e site ranks higher as a priority for development than the two other large sites that were considered for allocation to meet the major part of the Stamford housing requirement”.

Boyer Planning
18 October 2012
PRE DEVELOPMENT REPORT PREPARED FOR

Mr D Bailey

Brookbanks Consulting

6150 Knights Court
Solihull Parkway
Birmingham Business Park
Birmingham
B37 7YW

Site: Land to West of STAMFORD
Proposal: 450 Dwellings & 10.25Ha Commercial
Your ref: 10037/STAMFORD

Date: 20 October 2011

If you would like to discuss any of the points in this report please contact
Denise Harding on 01733 414607 or email planningliaison@anglianwater.co.uk

Important Notice

This report is based on the best current information available. This may change
if there is further development in the area or for other reasons. You are advised
therefore to renew your enquiry should there be a delay in submitting your
application for water supply/sewer connection to re-confirm the situation. The
information contained in this report may be used to support an application for
planning permission.
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1. Assets within or close to the boundary of the development site

2. Water Services

3. Wastewater Services

4. Budget costs

5. Useful Information

6. Water efficiency

7. Request for refund of pre development enquiry fee form
1. ASSETS WITHIN OR CLOSE TO THE BOUNDARY OF THE SITE

1.1. Anglian Water’s records show that there are public water mains within the boundary of the Development Site. No development will be permitted either over or close to/within the easement strip, the extent of which is detailed in the table below without the prior consent of Anglian Water. Please be aware that the existing water mains should be located in highway or open space (not in private gardens) to ensure access for maintenance and repair and this must be taken into consideration when considering your site layout.

<table>
<thead>
<tr>
<th>Pipe Size (mm)</th>
<th>Easement Required (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2540 main</td>
<td>TOTAL 12</td>
</tr>
<tr>
<td></td>
<td>(6m either side of the centre line)</td>
</tr>
</tbody>
</table>

1.2. If it is not possible to avoid Anglian Water’s assets, then the water main may need to be diverted in accordance with Section 185 of the Water Industry Act (1991). Anglian Water is under a duty to divert the water main/sewer if requested to do so by a developer unless it is unreasonable to do so. A formal application will need to be made to Anglian Water for a diversion to be considered. Diversionary Works will be at the expense of the developer.
2. WATER SUPPLY

Water Resource Zone

2.1. There is sufficient water resource capacity to supply the Development Site.

Water Supply Network

2.2. Offsite reinforcement works are required to provide a water supply for the Development Site. Approximately 600 metres of 225 millimetre HPPE reinforcement main will be required from TF0151707289 to the site and needs to be cross connected with the existing 355 millimetre HPPE main by the site entrance. Approximate costs are £168,000.00

If you wish to proceed, you need to complete an application for a new supply. It should be noted that it could take a minimum of 3 to 6 months to install any offsite reinforcement works and therefore you are advised to submit an application for water supply at the earliest opportunity. On receipt of a completed application form an estimate of the requisition payment options can be provided.

It should be noted that the above estimated costs / contributions should be used for budgeting purposes only. No costs have been included for onsite mains, connection or infrastructure charges. For your information you should allow approximately £50 per metre for onsite mains.

2.3. Within Anglian Water, we have a number of different costing options available to pay for a requisition. As well as those set out in the Water Industry Act (1991), which all water companies are obliged to offer, we have a more commercial offer which may benefit you. Under each option, Anglian Water calculates the cost of installing the water mains to supply the Development Site. These costs include labour, materials, administration, and other specified charges. This cost is then translated into a notional ‘loan’ to fund the installation of the water mains. We then off-set the revenue over a period of 12 years, taking into account inflation. If the cost of financing the notional loan exceeds the revenue in any year, there is a deficit, which you will be required to pay under one of the payment options. On receipt of a completed water supply mains and connections application form, an estimate of the requisition payment options can be provided together with timescales.

Alternatively you may enter into an agreement under Section 51A of the Water Industry Act to lay the water main by an accredited self lay organisation for adoption by Anglian Water.

2.4. The legal requirement as to constancy and pressure is laid out under the Water Industry Act (1991), which requires water in its mains to be laid on constantly and at such a pressure as will cause the water to
reach to the top of the top-most storey of every building within its area. Ofwat sets a Level of Service Indicator (known as DG2) in respect of pressure. The DG2 measure is ten metres head of pressure, at the external stop tap, at flow of nine litres per minute.

2.5. If your water pressure requirements exceed this then it is your responsibility to provide and maintain any booster requirements to the Development Site.
3. **WASTEWATER SERVICES**

3.1. For foul water communications to the public sewerage system you must make a formal application under Section 106 of the Water Industry Act (1991) prior to commencement of works to obtain the approved method and location of connection.

3.2. Sewers intended for future adoption by Anglian Water under Section 104 of the Water Industry Act (1991) must be constructed in accordance with ‘Sewers for Adoption, Sixth Edition’. A copy is available from the publisher: Water Research Centre, Frankland Road, Blagrove, Swindon, Wilts. SN5 8YF.

Before commencement of any proposed adoption works under Section 104 a formal application should be made.

**Wastewater Treatment**

3.3. The foul drainage from this development is in the catchment of Stamford Sewage Treatment Works that will have available capacity for these flows.

**Foul Sewerage Network**

3.4. The sewerage system, at present, has available capacity for gravity flows from the proposed development site. The connection point for the North will be to manhole 1301 in Empingham Road, manhole 5501 for the Southern catchment and it would be possible to utilise manhole 2901 in Lonsdale Road close to Launde Gardens for a small proportion of the site; if pumping is required, Anglian Water will need to reassess the impact of the flows on the system and agree a pumping rate.

**Surface Water Disposal**

3.5. There are no public surface water sewers within the vicinity of your development with available capacity and therefore you will need to investigate alternative methods of surface water drainage disposal which is outside the responsibility of Anglian Water and you will need to seek the approval from the local office of the Environment Agency or if relevant the Internal Drainage Board. Under no circumstances will surface water be permitted to discharge into the foul system.

**Current Flooding Issues**

3.6. There have not been any instances of flooding in the vicinity of the Development Site that can be attributed to the public sewerage system.
Trade Effluent

3.7. A trade effluent is any liquid, other than domestic sewage, which is wholly or partly produced in the course of any business (including vehicle wash water) or contaminated surface water discharge.

3.8. Surface water run-off from parking areas of 25 vehicles or more, must pass through a petrol/oil bypass interceptor before discharging to the public sewer. Refuelling areas must drain via oil/petrol/grit interceptor to the foul sewer.

3.9. If the development proposal includes any discharge of trade effluent to the public sewerage system, then Anglian Water’s written consent must be obtained in accordance with Section 118 of the Water Industry Act (1991). If trade effluent is discharged without such consent then the occupier of the premises will be guilty of an offence.

3.10. The Catchment Quality Scientist for the Development Site is Aaron Means and is available on telephone number 07702 067096. You are advised to contact them before any work commences in order to discuss your proposed trade waste process.
4. BUDGET COSTS

Please note that any costs indicated in this report are a current estimate and for budget purposes only.

On receipt of an application for supply and connection a quotation will be provided.

A summary of charges can be found at www.anglianwater.co.uk, developers page, go to developers - summary of charges.
5. USEFUL INFORMATION

An extract of Anglian Water’s assets has been sent to you under separate cover from our Asset Data Management Team. If you have not received the plan within 7 days of receiving this report, please contact the team on 01480 323889.

For water and waste water connection applications and enquiries please contact Developer Services, Anglian Water, PO Box 495, Huntingdon, PE29 6YY Tel: 0845 60 66 087, Email: developerservices@anglianwater.co.uk

Website: http://www.anglianwater.co.uk/developers/

Our boundaries
6. WATER EFFICIENCY

The Code for Sustainable Homes replaced the Ecohomes Standard on 1 April 2007. This code provides guidance on how certain levels of water efficiency can be achieved.

We would encourage you to consider ways in which reductions in water consumption can be achieved so that the impact on this precious resource and the environment can be reduced.

Some areas to be considered:

- Dual flush toilets
- Showers with flow rates in the order of 8-10 litres per minute
- Low/flow/spray taps at Wash hand basins
- Appliances such as washing machines and dishwashers selected for water efficiency as well as energy efficiency
- Efficient pipe work design to ensure domestic hot water appliances (cylinder or combination boiler etc) is located as close as possible to points of use thus ensuring the amount of water needed to be drawn off before hot water is delivered at the required temperature is minimised.
- Water butts/ rainwater collection

For further information, please visit the Water Efficient Buildings website: http://www.water-efficient-buildings.org.uk/