Studio-G Associates LLP
Architects • Engineers • Development Consultants

Date: 9th April 2018
Project No: 438/L4

Developer Services
P.O. Box 495
Huntingdon
Cambridgeshire
PE29 6YY

Dear Sirs,

Genesis Care Home, 2 Station Street, Donington, Nr. Spalding, Lincs PE11 4UQ

Following our e-mails and discussions with Adam Moody, we have completed a Section 106 application for connecting Genesis Residential Care Home and extension into the existing manhole on the boundary of the site. In support of our application, we have attached copies of the following:

a) Copy of completed Section 106 application form (1)
b) Copy of drawing information obtained from Anglian Water regarding existing foul water drains and water mains in the vicinity of the site (2).
c) Copy of the Planning Approval from South Holland District Council reference number H04-0074-18, decision date 28th March 2018 (3).
d) Copy of Drainage Strategy forwarded to South Holland District Council with the Planning Application (4).
e) Copy of letter issued to Adam Moody at Anglian Water with the pre-application submission (3).
f) Copy of e-mails and plan received from Black Sluice Internal Drainage Board (6).
g) Copy of drawing no 1217/GDP/5617 showing the existing sewers and services on site (7).
h) Drawings from the proposed development (8).
    - 438-A-101 – Topographical Survey
    - 438-A-201 – Site Plan and Block Plan
    - 438-A-202 – Ground Floor Plan – as proposed
    - 438-A-203 – First Floor Plan – as proposed
    - 438-A-206 – Drainage Strategy
i) Copy of drainage survey carried out by A. Jet (9). Please note that there was a collapse on the existing pipes under the ownership of Anglian Water that will require repairing / replacing.
j) Photographs (10).
k) Extract from the Ground Investigation prepared by GDP Brownfield Consulting and Development (11) on soakaways.

Once work commences on site the Principal Contractor will be requested to submit the following information:

- Risk Assessments and Method Statements
- Health & Safety Policy
- Public Liability Insurance – minimum value £5m
- Statement regarding Quantity Assurance Standards
- Examples of previous works undertaken connecting to main sewers

Studio-G Associates LLP
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RIBA
Chartered Practice

SGA
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We trust the aforementioned is satisfactory for your requirements, however, should you require any additional information then do not hesitate to contact us.

Yours faithfully

R. Gascoigne

Roger Gascoigne BEng CEng MICE MIStructE CMaPS

roger@sga-llp.co.uk

BARCLAYS #?2YS+-GQ£4W+=
LINCOLN, TRITTON ROAD BRANCH

20-50-21
10245348

Date 11th APRIL 2013

Pay ANGLIAN WATER SERVICES Only

FOUR HUNDRED AND SIXTY THREE

POUNDS, 20 pence

£ 463-20

24/01/2014 #?2YS+-GQ£4W+=

FOR AND ON BEHALF OF
STUDIO-G ASSOCIATES LLP

AUTHORISED SIGNATORY

Barclays Bank PLC Communities 9508 11/08

Cheque No. Sort Code Account No.

⑈100279⑈ ⑆20⑈50 21⑆ 10245348⑈02

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Public sewer connection Guidance notes

Under Section 106 of the Water Industry Act 1991, you are required to give Anglian Water 21 days notice of intention to connect to the public sewerage system and to comply with this requirement you are required to complete an Application for connection to the public sewer. Guidance notes to assist with the completion of the form are also included within this document.

Before you are able to submit an application, you will need to establish the location of the public sewer. A copy of the public sewer records can be obtained online through our digdat mapping website www.digdat.co.uk. You will need to register on the site and will then be able to search for your chosen location and get an instant quote online. To progress your order simply proceed to the checkout and make your payment using our secure web page. On receipt of your payment your maps will be dispatched via your chosen delivery method.

The sewer records can also be viewed free of charge at our offices at Osprey House, 1 Percy Road, Huntingdon PE29 6SZ or at most local Council offices.

The sewer connection application form must be completed for both direct and indirect connections, which are defined below.

Direct connections

A direct connection involves a physical connection to the public sewer, i.e. the new pipe from the property is connected directly to the public sewer. Examples of direct connections are those made via a junction insertion, saddle connection or new/existing manhole.

Anglian Water will inspect direct connections to ensure the works have been completed to a satisfactory standard. We will also require a method statement including a risk assessment from your chosen contractor to demonstrate that they are capable of carrying out the works in a safe manner.

Indirect connections

An indirect connection is a connection made to an existing private pipe that is already connected to the public sewer, i.e. a connection to an existing private drain or sewer. In the case of connection to a private drain or sewer, Anglian Water will be approving the principle of the discharge to the public sewer and not the physical connection. Permission to connect must be obtained from the owner of the drain/sewer and you must also ensure the adequacy of the private drain/sewer to accept the connection(s) and additional flows.

Anglian Water will not inspect indirect connections, however, the local council's Building Control Department may wish to inspect and should be made aware of your proposals in this respect. Approval to connect to the public sewer either directly or indirectly does not grant the right for the applicant to enter privately owned land to make the connection. Approval to enter privately owned land must be sought and granted by the landowner(s) before making your application.

Connection dates

For indirect connections it is your responsibility to advise us when the connection has been made, as we will not attend site to inspect the connection. If we do not hear from you, we will assume a connection date one month from the date of approval and sewerage charges will be levied from this date.

If after making an application you decide not to proceed with the connection, it is your responsibility to advise us accordingly. If the application has been processed and an approval has been issued then it is unlikely that the fee will be refunded.

Sewerage contractors

Whilst Anglian Water will vet and assess your application, you are responsible for employing a contractor to carry out the connection works.

If your sewer connection will be made directly to the public sewer, the contractor that you select to carry out the works must meet certain requirements. For your information and to assist with your selection we have provided a database of sewerage contractors that have demonstrated to us their compliance with these requirements.

You remain at liberty to employ a contractor who is not included on the list; however, they must be able to provide the information detailed below, with their method statement.

1. Risk Assessment.
2. A copy of their current health and safety policy.
3. A copy of their current public liability Insurance policy, the value of which must be a minimum of £5 million.
4. A statement in respect of quality assurance standards for the companies work.
5. Details of previous sewer connection works, including types of connections, depths, methods used and dates.

If the connection work involves working in the public highway, then your chosen contractor must provide proof of approval to work in the public highway from the Highway Authority and comply fully with the requirements of the Traffic Management Act and the New Roads & Street Works Act.

If the sewer connection involves entry into an Anglian Water designated confined space eg existing manhole, the contractor must also be able to provide evidence of current confined space training, for a minimum of two people:

- Contractors must be trained and assessed under the City & Guilds 6150 (minimum level acceptable is 6150-02) scheme at an accredited training centre.

Failure to provide the above information will result in a delay to the processing of your application.

Pumped connections

If you are required to install a pumping station to convey flows to the public sewer, the pumping main must not be connected directly to the public sewer. The pumping main must be connected to a privately owned length of gravity sewer, which in turn is connected to the public sewer via a new or existing manhole.

Please note also that it is the responsibility of the pumping station owner to ensure that septic sewage is not discharged to the public foul sewerage system via the pumping station. The discharge of septic sewage to the public sewerage system can give rise to the release of hydrogen sulphide, which is both toxic to humans and corrosive to cement based products such as concrete.

The discharge of septic sewage to the public sewerage system is also an offence under Section 111 of the Water Industry Act 1991.

If you have any queries regarding this issue please contact your pump contractor who should be able to advise further.

Connections to vacuum sewerage systems

Vacuum sewerage systems differ from conventional systems in that connections are only permitted to certain parts of the system, normally the vacuum pot itself. The number of connections allowed to each pot is limited and therefore we are required to carry out site investigations to determine a suitable point of connection, before your application is processed.

If you are aware that the system you propose to connect to is a vacuum system, please complete the application form leaving section 4e blank, as our site investigations will determine the 'type of proposed connection'.

In some circumstances it may be necessary for Anglian Water to construct a new vacuum pot, however, where available it may be possible for a connection to be made to a rider sewer (a section of gravity sewer connected to a vacuum pot). This will, however, be dependent upon the capacity of the pot and the individual site circumstances.

Public lateral drain

Please see separate guidance notes at the end of this document.

Adoption of lateral drains

If you require Anglian Water to adopt your lateral drain an additional fee must be paid in addition to the vetting and administration fee. Please see separate guidance notes contained within this document.

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Notification number (Anglian Water use or

Application for connection to the public sewer/adoption of a lateral drain

This form should be used if you require a new connection, either directly or indirectly to an existing public sewer under Section 106 of the Water Industry Act 1991 and if you require the adoption of your new lateral drain by Anglian Water.

There is a vetting and administration fee for the technical assessment and processing of your application. This fee is applied per application which can be made by returning a cheque with the application made payable to 'Anglian Water Services Ltd' or by contacting us on 0345 60 66 087 (select Option 4, then option 1) with your debit or credit card details prior to returning the form. For guidance regarding the level of payment required see section 6.

We do not issue proforma invoices however we will issue a VAT receipt once we have processed your payment.

If you are acting on behalf of the owner/occupier and you have issued a cheque made out in their name, we will require their contact details to enable a receipt to be issued. For help with completion of the form please refer to the accompanying guidance notes.

IMPORTANT: IF YOUR SITE NEEDS PLANNING PERMISSION PLEASE MAKE SURE THIS HAS BEEN GRANTED BEFORE COMPLETING AND SUBMITTING THIS APPLICATION FORM.

Section 1a - Applicant (correspondence address)

See note 1 Company name: SGA - LLP Applicant name:

Applicant address: THE BUSINESS CENTRE, 110 DRIVE, COLLINGHAM, NEWARK, NOTTS

Postcode: NG23 7NB Telephone number: 01636 894913

Mobile number: 07970 785563 Email address: roger@sga-llp.co.uk.

Section 1b - Owner (if not same as applicant)

See note 1 Owner name: SABITA OOZAGEER

Owner address: GENESIS RESIDENTIAL HOME, 2, STATION STREET, DONINGTON, SPALDING,

Postcode: PE11 4UQ Telephone number: 01775 820431

Mobile number: ——— Email address: genesis@adonisholding.com.

Section 2 - Site address

See note 2 Property name/number: 2 Street: STATION STREET

Village/town: DONINGTON, SPALDING County: LINCOLNSHIRE Postcode: PE11 4UQ

Local Authority: SOUTH HOLLAND DISTRICT COUNCIL.

Section 3 - Site details

See note 3a Have you consulted Anglian Water's Growth & Planning Team regarding your drainage proposals at the pre development stages? Yes ☑ No ☐

SPOKE TO ADAM MOODY AND FORWARDED PROPOSALS - 24.01.2018

Pre development reference (if applicable):

See note 3b Is the proposed connection to serve:

Existing premises?	*Yes ☐	No ☐	Number:	
Altered/converted premises?	*Yes ☑	No ☐	Number:	1
New premises?	Yes ☐	No ☐	Number:	

*If 'Yes' please confirm if this is the first time the property(s) will be connected to the Yes ☐ No ☑

PROPERTY ALREADY CONNECTED - SEE SURVEY PLAN

See note 3c Does the site have planning permission? Yes ☑ No ☐

If 'Yes' please provide planning reference: Please also include a copy of the decision notice and planning conditions with the completed application form. H04-0014-18

If 'No' please provide reason ie existing building, exempt etc:

See note 3d Is the connection for a non-household property? *Yes ☑ No ☐

*If yes, have you chosen a water retailer? *(please see 3d in the guidance notes)* Yes ☑ No ☐

Section 4 - Connection details

See note 4a Is the proposed connection for individual dwellings? Yes ☑ No ☐ **If 'Yes'** please complete the rest of section 4 and go to section 6. **If 'No'** please complete the rest of section 4 and also complete sections 5 & 6

See note 4b Do you require a foul water connection for construction purposes? *(non-household properties only)* *Yes ☐ No ☑

**If yes, please indicate whether this is for a temporary or permanent connection:* Temporary ☐ Permanent ☐

See note 4c Is the proposed connection for:

Foul water? Yes ☑ No ☐

Surface water? FOLLOWING PASSING TO SOAKAWAY / STORAGE. Yes ☑ No ☐

Please note: Confirmation of the impermeable area to be drained (in square metres) will be required for each **surface water** connection.

If no to 4c how do you intend to dispose of:

Foul water? DIRECTLY TO EXISTING SEWER ONSITE

Surface water? TO SOAKAWAY / STORAGE WITH OVERFLOW TO FOUL SEWER.
EXISTING ROOF AREA = 191m²
PROPOSED ROOF AREA = 248m²

See note 4d Will your foul water discharge be domestic content only? Yes ☑ No ☐

If no, what is the content of the non domestic foul water discharge?

See note 4e Type of proposed connection

	Foul water		Surface water	
	Y/N	Number	Y/N	Number
Indirectly to an existing private drain/sewer or lateral				
Direct to the public sewer via a junction insertion				
Direct to the public sewer via a saddle connection				
Direct to a new manhole constructed onto the public sewer				
Direct to an existing public manhole	Y (INCLUDES SURFACE WATER OVERFLOW)	1		
	TOTAL	1	TOTAL	

Please note: Additional approval is required from your Building Control officer for your drainage work.

See note 4f Do you intend to pump any flows? NO

If no, go to section 4g

If yes, what is the proposed peak pump rate for the pump(s) of the private pumping station? ☐ litres/second.

See note 4g Lateral drains

i) Do you require Anglian Water to consider the adoption of your new lateral drain? Yes ☐ No ☑

If yes, please specify how many lateral drains you require to be considered for adoption Number: ☐

Please note: For lateral drain adoption an additional vetting and administration fee must be paid with your application. For information regarding fees see section 6. For information regarding lateral drains and adoption criteria please refer to the attached guidance notes.

ii) Is the proposed drain(s) for:

Foul sewage? Yes ☐ No ☐ Number: ☐

Surface water? Yes ☐ No ☐ Number: ☐

See note 4h Water supply

i) Is there an existing water supply to the premises? Yes ☑ No ☐

a. If yes, please confirm the supply company: ANGLIAN WATER

b. If no, have you made an application to Anglian Water for a water connection? Yes ☐ No ☐

If Yes, to 4h i)b., please provide an Anglian Water Developer Services reference number:

Section 4 - Connection details (continued)

ii) **If No,** to 4h i)b., please confirm which water company you will be applying to for your water connection:

Anglian Water	☐	Thames Water	☐
Cambridge Water	☐	Three Valleys Water	☐
Severn Trent	☐	Affinity Water (formerly Veolia)	☐
Essex and Suffolk Water	☐	Independent Water Company/Other	☐
		Borehole	☐

Section 5 - Zonal charges

See note 5a This section will require completing if you have answered 'no' to 4a and your water supply is provided by another water company or if you have answered 'no' to 4a and have an existing water supply.

	Number per unit/property
WC flushing system	
Washbasin in house	
Washbasin elsewhere	
bath (tap size 20mm)	
bath (tap size >20mm)	
Shower	
Sink (tap size 20mm)	
Sink (tap size >20mm)	
Spray tap	
Bidet	
Domestic appliances	
Communal/commercial appliance	
Any other water fitting or outlet (including a tap but excluding a urinal or water softener)	

See note 5b Zonal charge credits (fixed element only):

In some cases zonal charge credits may be applicable, this will be the case if there was a previous sewer connection to the site that has been disconnected within the last five years.

Has the site being developed previously been connected within the last five years? Yes ☐ No ☑

Name of previous owner:

Approximate date of disconnection: ☐☐/☐☐/☐☐☐☐

Please provide details of the type and number of units previously on the site, i.e. house, factory, etc. Information in Section 4a. would be required for any unit which is not an individual domestic dwelling.

Section 6 - Declaration

6a By signing this declaration I can confirm that:

i) I wish to apply for a sewer connection/~~adoption of a lateral drain~~ (delete as appropriate) under Section 106 of the Water Industry Act 1991.

ii) I will comply with the Anglian Water terms and conditions for connection to the public sewer (available at www.anglianwater.co.uk/developers)

iii) *If the connection is for a non-household connection, I acknowledge that if a retailer hasn't been selected no less than 8 days before the connection is made, one will be selected by the market operator (*applicable from 1st April

iv) I acknowledge that payment of the **Vetting and Administration fee (subject to VAT at the standard rate) for either Direct** (plus optional adoption of lateral drain fee if required) **or Indirect Connection** is required with this application. **NB: This fee is per site not per property.**

CHARGES APPLICABLE FROM 1 APRIL 2018 to 31 MARCH 2019			
Fee(s) payable with application for Direct Connection (If you would like Anglian Water to adopt your lateral drain please add the adoption fee)		Fee payable with application for Indirect Connection	Zonal charges will be invoiced separately prior to the actual connection
Direct Connection Vetting & Admin Fee	Adoption of Lateral Drain (optional)	Indirect Connection Vetting & Admin Fee	Zonal Charge (VAT not applicable)
£463.20 inc VAT	+ £333.60 inc VAT	£222.60 inc VAT	Fixed element £370.00 Variable element £101.00

I attach a cheque, made payable to 'Anglian Water Services Ltd', for £ 4 6 3 - 2 0

I have made a payment by credit/debit card for: £

Date of payment: ☐☐/☐☐/☐☐☐☐ Payment reference no.

v) Where I have requested the adoption of my lateral drain, I agree to construct the drain in accordance with the Public Lateral Drain Guidance Document and to waive the statutory two month notice period required under Section 102 of the Water Industry Act 1991.

See note 6b OWNER: (delete as appropriate)

I confirm that I am the owner/occupier of the address to be connected (Section 2) and that:

i) The applicant has approval to act exclusively on my behalf in dealing with Anglian Water regarding the connection to the public sewer at the site.

~~**ii)** I will pay any charges as per 6a iv) prior to the sewer connection being made.~~

Print name: R. DOMAGEZK Signature: R. Domagez *

See note 6c APPLICANT: (delete as appropriate)

I confirm that I am the applicant acting on behalf of the owner/occupier and that:

~~**i)** The owner/occupier will pay any charges as per 6a iv) prior to the sewer connection being made.~~

ii) I will pay any charges as per 6a iv) prior to the sewer connection being made.

Print name: R GASCOIANE Signature: R. Gascoigne

Company: SGA - LLP Position in company: PARTNER

Date: 1 0 / 0 4 / 2 0 1 8

Please return your completed application form, including:

- A site location plan (scale 1:1250): Yes ☑
- A drainage plan (minimum scale 1:500) showing the proposed position of connection: Yes ☑

Please note, if you require Anglian Water to consider your lateral drain for adoption, please indicate the line of the drain, the gradient, pipe material and the demarcation chamber on the drainage plan.

Failure to provide all details will result in delays to your application.

Please return all documentation to:

Developer Services, PO Box 495, Huntingdon, Cambridgeshire, PE29 6YY

For Anglian Water use only

Date application received: ☐☐/☐☐/☐☐☐☐

Upfront fee paid: Yes ☐ No ☐

Cheque Value £ Chq No:

Credit/debit card: Value £ Reference:

BACS: Value £ Reference:

Date payment received: ☐☐/☐☐/☐☐☐☐

Date payment processed: ☐☐/☐☐/☐☐☐☐

Processed by: Doc number:

Date sent to Drainage Team: ☐☐/☐☐/☐☐☐☐

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Application for connection to the public sewer - S106
Guidance notes

These guidance notes have been provided to assist with the completion of the Anglian Water sewer connection form.

It is imperative that all relevant information is provided, as failure to do so, will result in a delay to the processing of your application.

The paragraph numbers below correspond with the question numbers on the application form.

Applicant/Owner

Note 1a Please provide details of the applicant ie the person we will correspond with regarding your application.

Note 1b Please provide name and address of owner of site/property being connected.

Site address

Note 2 Please provide details of the site address ie the location of the proposed connection.

Site details

Note 3a You may have made a pre development enquiry to Anglian Water to agree a suitable point of connection and discharge rates for the foul and surface water flows from your development. If this is the case please add the pre development reference to the form to assist with the processing of your application.

Note 3b Please stipulate the type of premises to be served by the new connection(s) and the number of each type of premises to assist with the billing process. If the premises to be served are existing and/or altered/converted you are required to stipulate whether the premises have been connected to the public sewer previously. In most cases the application will be for a first time connection, however, if the application is for a second connection or the alteration of an existing connection we will need to be aware that this is the case.

Note 3c **The connection application should only be submitted when the site has planning permission, if required.**
Please provide the planning reference and a copy of the decision notice which should include all planning conditions. If the site does not have planning permission then the reason should be provided which in most cases would be because the property is existing.

Note 3d **Choosing a water retailer:** As from 1st April 2017 customers applying for new supplies to **non-household** premises now choose who they buy their water/drainage services from ie a water retailer. If a retailer isn't selected by the customer no less than 8 days before the connection is made, a retailer will be selected by the Market Operator. Visit the open water website for more information http://www.open-water.org.uk/

Connection details

Note 4a If the premises to be served are not typical domestic dwellings, ie sheltered housing, schools, commercial premises, then information in Section 5 will

Should the answer be yes, you will be required to apply to Anglian Water for Trade Effluent Consent and a separate form will be issued to you in due course. Please note that trade flows must not be discharged until Trade Effluent Consent has been granted.

Please provide details of the non-domestic flows including the premises/process involved in producing the flows.

Note 4e Please specify the number of connections based upon the type:-
Indirect connections – via a private drain, sewer or lateral.

Junction insertion - a connection made direct to the sewer by the insertion of a purpose made connection pipe i.e. a 'y' branch. A section of the public sewer is cut, removed, replaced with the purpose made connection pipe and fixed in place with flexible couplings. The junction insertion is the preferred method for connections serving three properties or less.

Saddle connection - a saddle connection is a connection made by cutting a hole in the public sewer and attaching a saddle connection device to the public sewer. The connecting pipe is then attached to the saddle connection device. Please note that this type of connection is only permitted under certain circumstances and is not our preferred method of connection.

New manhole - new manholes must be constructed in accordance with our specifications/standards and the contractors on the enclosed list will be familiar with our requirements in this respect. Copies of our manhole construction details are available on the website at www.anglianwater.co.uk/developers/designing.aspx

Existing manhole - A manhole connection (new or existing) is the preferred method for connections serving more than three properties.

Note 4f Please confirm whether the foul or surface water flows will be discharged to the public sewer via any form of pumped system.

If the answer is 'yes' please stipulate the peak pump rate in litres per second. This is the rate at which the pump will discharge the flows to the public sewer and should be obtained from your pump contractor.

Note 4g Please indicate whether you require a lateral drain to be considered for adoption. There is an additional fee for lateral drain adoption, please refer to the 'Adoption of lateral drains guidance notes' within this document.

If you require a lateral drain(s) to be considered for adoption, please indicate whether the drain(s) to be considered are for foul water, surface water or both and indicate the number of each.

Note 4h Please confirm if there is an existing water supply to the premises.

Please confirm whether you have made an application to Anglian Water for a water connection and quote the relevant reference number.

If you have answered 'no' to 4hi)b, please confirm which water company you have or intend to apply to.

need completing if you have an existing water supply or are served by any other water company other than Anglian Water.

Note 4b This is for non-household properties only. Please indicate if you need a connection for building/construction purposes and whether this connection is temporary or permanent.

Note 4c Please stipulate the type of water, ie foul or surface that will be disposed of via the proposed connections.

Foul water is water that originates from sinks, toilets, baths, showers, washing machines, dishwashers and other similar domestic fittings/appliances. Foul water is generally of a polluting nature and must be disposed of via a foul water sewer, which will convey the foul water to a sewage treatment works for treatment and disposal.

Surface water is rainwater that runs off hard areas such as roofs, footpaths, driveways and highways. Surface water must be drained to a public surface water sewer with adequate capacity to accept the additional run-off.

To enable us to assess the additional surface water flows that will be generated by your development we will require confirmation of the hard area to be drained by your connection(s). This information must be provided in square metres and if more than one surface water connection is proposed please indicate the hard area to be served by each connection.

If we consider that the proposed run-off will exceed the spare capacity within the public surface water sewer, we will impose a restriction on the discharge rate to avoid flooding of the site or the downstream surface water system. If this is the case you will be required to provide some form of restriction device and sufficient storage within your private system to allow for the restricted discharge rate.

If the site is already developed please provide details of the existing hard areas that already drain to the public sewer, again in square metres. This will enable us to calculate how the existing run-off compares with that of the proposed development. Proof of the existing connection and the hard areas served by it may be requested and this should preferably be in the form of a site survey. Should the information provided be considered inconclusive, we will not take into account the run-off from the existing hard areas and a discharge restriction referred to above may be imposed.

If your application does not include a connection for foul or surface water please stipulate how the water will be disposed of.

Alternatives for foul water disposal would be cesspit, septic tank or other similar foul water treatment units.

Alternatives for surface water disposal would be to be one of the following:

- Soakaway or similar soakage system ie swales or infiltration basin.
- Watercourse ie ditch, river or stream.
- Rainwater harvesting systems.

Note 4d Please stipulate whether the foul water flows will be anything other than the domestic foul flows described above. The purpose of this question is to establish whether flows from trade process/premises will be discharged via the connection.

Zonal Charges

Note 5a

Zonal charges are separate from and additional to connection charges. The zonal charges are types of charges set out in section 146(2) of the Water Industry Act 1991. The zonal charge should be paid by anyone who wishes to build or develop a property and are payable upon request of connection.

They are applicable to the following whether connecting directly or indirectly:

- Building of new domestic premises, including permanent caravans.
- Additional new premises on the site of demolished premises.
- Conversion of existing building into additional units/dwellings.
- First time connection of an existing property.
- New commercial and industrial units.

Zonal charge consists of two elements; the fixed element and the variable element. The first 'fixed element' is a figure that is applied wherever the development is situated. It is the same in nature to our infrastructure charge that applied prior to April 2018. The second 'variable element' may vary according to criteria which may be introduced in future. In this charging year, we do not intend to introduce any such criteria, so there will be one single variable element applied in all cases. However, in future, we may introduce, for example, charging divergence between zones where there are different levels of infrastructure investment required.

The sum of the elements of the zonal charge is a contribution towards the cost of infrastructure provision for growth maintaining the broad level of balance with the previous charging regime.

Important note: Water and sewerage zonal charges are due before the connection to a water supply or to a public sewer is made.

Relevant multiplier

Non standard zonal charge will be applied to premises with domestic water usage but are not normal domestic dwellings, for example; sheltered housing, schools, student accommodation, high rise flats on a common billing agreement or non domestic properties with a connection larger than the standard size for a house, 20mm internal diameter.

This charge is calculated by applying a relevant multiplier to the zonal charge. The relevant multiplier is a calculation based on the number of water fittings in the property, each type of water fitting has a loading unit, and the number of fittings is multiplied by the loading unit to get the total loading units. For further information see our charges leaflet at www.anglianwater.co.uk/developers/charges

Note 5b

Zonal charge credits (fixed element only)

If a live connection has existed on the site to be developed and has been billed by Anglian Water within five years immediately preceding redevelopment, a zonal charge credit will be applied and deducted from the quotation. This applies to the fixed element of the zonal charge only.

Please indicate is there has been a supply within the last five years, if 'Yes' please indicate:

- The type of property that was previously on the site, i.e. factory, hospital, house etc.
- The name of the previous owner.
- The number of water connections previously to the site.
- The approximate date the previous connection(s) were disconnected, if the water supply is not disconnected please put 'still live' next to the date boxes.
- Please provide any other information regarding the previous owner and connections.

Declaration

Note 6b/c Section 106 of the Water Industry Act 1991 grants the right of connection to the owner/occupier of premises and therefore it is the owner/occupier that must sign off this section.

The signature of the owner/occupier may also grant approval for another person to act as the applicant on their behalf.

Please note that the completion of 6b)ii and 6c)ii will dictate who is invoiced for any zonal or additional charges due.

Please also ensure that the supporting information listed within this section is provided with your completed form, as we will be unable to process your application without this information.

Payment of the vetting and administration fee

Before we are able to process your application we require payment of the vetting and administration fee. The fee is charged per application and further information is available in our Charges Leaflet. The vetting and administration fee will be subject to VAT at the standard rate.

You are required to either submit a cheque with your application form or make arrangements to pay by debit or credit card, **before** submitting the form. Should you choose to pay by debit or credit card please contact our Developer Services Income Team by telephone on 0345 60 66 087 option 4, option 1 and your payment will be processed.

When payment by card has been processed you will receive a unique payment reference number and this must be added to the form under section 6a)iv.

Adoption of lateral drains
Guidance notes

If you so wish you can apply to Anglian Water to adopt your new lateral drain. The lateral drain is the section of drain from the property boundary to the point of connection with the public sewer. Should you decide to pursue this option an additional fee of £333.60 (inc. VAT) must be paid **In addition** to the Sewer connection standard vetting and administration fee. The additional fee is also required up front with the Sewer Connection Application form.

Before you decide whether to apply for adoption of the lateral drain please ensure that the following criteria is met:

- The drain serves one property only.
- The drain connects to the public sewer.
- The drain extends beyond your property boundary before connecting to the public sewer. If the public sewer is located within your boundary and the drain is contained wholly within your land it will not be suitable for adoption.
- A demarcation chamber can be constructed within 1 metre of the boundary to delineate change of ownership. The demarcation chamber will be adopted by Anglian Water.

Once you have established that the lateral drain is suitable for adoption, please complete Section 4g on the Sewer Connection application form and indicate on your drainage plan the position of the lateral drain, the pipe material and gradient and the demarcation chamber.

To be suitable for adoption the lateral drain must be designed and constructed in accordance with the details indicated in the public lateral drain guidance notes below and which are also available on our website. If you are unable to comply with these requirements your drain may not be suitable for adoption and you are required to contact us before proceeding further with your application.

The lateral drain must be made available for inspection by Anglian Water during construction and Anglian Water are required (where possible) to pressure test the drain once it is completed. If the connection is made directly to the public sewer, ie without a manhole, a retrospective pressure test will not be possible and you will be required to provide a CCTV survey, including a DVD and full report at your expense. We will also attend site to inspect the demarcation chamber.

Once the drain, demarcation chamber and connection have been inspected and found to be satisfactory, the lateral drain will be adopted under Section 102 of the Water Industry Act 1991 and added to the public sewer records. Section 102 requires Anglian Water to serve a two month notice on the owner of the drain prior to adoption taking place. The purpose of the notice is to allow the owner to object to the adoption; however, as the adoption will be taking place at your request you are able to waive the right to a notice by signing the declaration on the application form.

Benefits of lateral drain adoption

Once the lateral drain is adopted it becomes a Public Lateral Drain (PLD), which is maintained at the expense of Anglian Water. Should you decide not to apply for adoption, the whole drain up to the point of connection with the public sewer (including the sections within and outside of your boundary) remains within your ownership and is your responsibility. Consequently should the drain become blocked or fail structurally you alone are responsible for organising and funding the necessary maintenance/repair works.

The Private Sewer Transfer (PST) took place on 1st October 2011 and automatically transferred lateral drains and sewers constructed before 1st July 2011 into Water Company ownership and this needs to be taken into account when you decide whether to apply for the adoption of your new lateral drain.

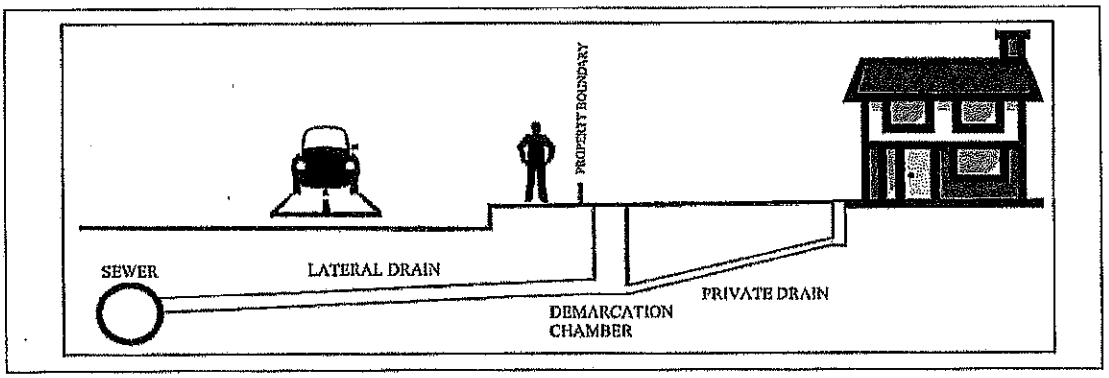
love every drop
anglianwater

Public lateral drain
Guidance notes

Under the provisions of the Water Act 2003, Anglian Water has the power to take ownership of a lateral drain, constructed after 28th May 2004, which satisfies sewer standards.

The minimum 'sewer standard' required by Anglian Water is that contained in the current version of 'Sewers for Adoption' published by Water Research Centre.

Please note: A 'drain' is a pipe which serves a single property.



Basic requirements

- A demarcation chamber must be constructed within one metre of the boundary, preferably inside the property boundary and in the driveway.
- The minimum diameter for a foul lateral drain is 100mm and for a surface water lateral drain is 150mm.
- The minimum gradient for a 100mm foul lateral drain is 1:80 and for a 150mm surface water lateral drain is 1:150.
- The minimum cover between top of pipe and ground level is 0.9 metres where laid in gardens/verges or 1.2 metres where laid in highways, footpaths or driveways.
- Pipes shall be installed with a granular bed and surround (Class S) – **See drawing SD-S-11 Rev. E - Bedding details for concrete & clayware pipes.***
- The use of plastic pipes will not be permitted unless the plastic pipe can withstand 4000 psi jetting pressure.

Demarcation chamber requirements

- Minimum chamber diameter of 450mm for 100/150mm pipes.
- Chamber access to be restricted to 350mm opening if more than 1.2m deep.
- Cover and frames shall comply with BS EN 124. Covers to be Class B125 when positioned in gardens, verges, driveways or footpaths.

***see www.anglianwater.co.uk/developers/designing.aspx**



(c) Crown copyright and database rights 2017 Ordnance Survey 100022432 | Date: 17/11/17 | Scale: 1:1250 | Map Centre: 520729,335612 | Data updated: 01/10/17 | Our Ref: 243497 - 2 | Wastewater Plan A3

This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2017 Ordnance Survey 100022432.This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Foul Sewer			
Surface Sewer	Outfall*	Sewage Treatment Works	
Combined Sewer			
Final Effluent	Inlet*	Public Pumping Station	
Rising Main*			
Private Sewer*	Manhole*	Decommissioned Pumping Station	
Decommissioned Sewer*			

*(Colour denotes effluent type)

roger@sga-llp.co.uk

Genesis Care Home

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Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
4700	F	-	-	-
4703	F	-	-	-
5402	F	2.69	1.66	1.03
5501	F	3.25	0.24	3.01
5502	F	3.48	0.58	2.9
5700	F	-	-	-
5701	F	-	-	-
5702	F	-	-	-
6403	F	2.66	0.71	1.95
6501	F	2.86	0.89	1.97
6502	F	2.79	1.2	1.59
6503	F	2.65	1.56	1.09
6504	F	2.91	1.53	1.38
6505	F	-	-	-
6506	F	-	-	-
6601	F	4.39	1.22	3.17
6603	F	4.51	3.3	1.21
6604	F	4.53	4.01	0.52
6605	F	3.88	0.47	3.41
6701	F	3.9	0.5	3.4
6702	F	3.7	0.76	2.94
6706	F	4.39	2.86	1.53
6707	F	3.545	1.487	2.058
6710	F	-	-	-
7501	F	3.33	1.32	2.01
7502	F	3.18	1.77	1.41
7503	F	3.36	1.93	1.43
7601	F	4.86	1.69	3.17
7602	F	4.58	1.77	2.81
7603	F	4.46	2.12	2.34
7608	F	-	-	-
7609	F	-	-	-
7610	F	-	-	-
7701	F	4.69	2.79	1.9
8404	F	3.62	2.41	1.21
8405	F	3.55	2.54	1.01
8406	F	-	-	-
8501	F	3.44	2.11	1.33
8502	F	3.45	2.24	1.21
8503	F	3.67	2.577	1.093
8504	F	3.763	2.808	0.955
8505	F	3.886	3.066	0.82
8506	F	-	-	-
8601	F	4.44	2	2.44
8603	F	5.36	2.5	2.86
8604	F	5.19	3.52	1.67
8605	F	4.53	3.78	0.75
8606	F	4.28	2.96	1.32

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
8702	F	4.48	3.52	0.96
9501	F	8.79	8.06	0.73
9601	F	3.83	2.95	0.88
9602	F	4.04	2.86	1.18
9603	F	5.69	2.71	2.98

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert



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This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2017 Ordnance Survey 100022432.This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Foul Sewer	Outfall*	Sewage Treatment Works	
Surface Sewer			
Combined Sewer	Inlet*	Public Pumping Station	
Final Effluent			
Rising Main*	Manhole*	Decommissioned Pumping Station	
Private Sewer*			
Decommissioned Sewer*			

*(Colour denotes effluent type)

roger@sga-llp.co.uk

Genesis Care Home

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(c) Crown copyright and database rights 2017 Ordnance Survey 100022432 | Date: 17/11/17 | Scale: 1:1250 | Map Centre: 520729,335612 | Data updated: 01/10/17 | Our Ref: 243497 - 1 | Clean Water Plan A3

This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the data printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2017 Ordnance Survey 100022432.This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Potable Water
Raw Water
Decommissioned Water
Fitting
Hydrant

roger@sga-llp.co.uk

Genesis Care Home

love every drop anglianwater

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Studio-G Architecture LLP
The Business Centre
Rio Drive
Collingham
Newark
NG23 7NB

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H04-0074-18 **Date of Decision:** 28th March 2018

Applicant: Mrs S Oozageer
Genesis Residential Home
2 Station Street
Donington
Spalding Lincs
PE11 4UQ

Location: Genesis Residential Home 2 Station Street Donington Spalding

Description: Rear two-storey extension to existing residential home, re-submission of H04-1128-16

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Floor Plans:
Drw No 438-A-102;
Drw No 438-A-103;
Drw No 438-A-104;
Existing Elevations:
Drw No 438-A-105;

Drw No 438-A-106;
Proposed Floor Plans:
Drw No 438-A-202;
Drw No 438-A-203;
Proposed Elevations:
Drw No 438-A-204;
Drw No 438-A-205;
General Plans:
Drw No 438-A-206 Drainage Strategy;
Drw No 438-A-SK004 Rev A;
Block Plan Drw No 438-A-201;
Design and Access Statement by Studio G Associates LLP (Jan 2018).

Reason: For the avoidance of doubt and in the interests of proper planning.

3 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

4 The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 3 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

5 A copy of the final report required in connection with Condition 3 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive

in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

6 The brickwork and roofing tiles of the development hereby permitted shall match as closely as possible those of the principal existing dwelling on the site.

Reason: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan, 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

7 Details of the design of all external doors, door frames and window frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold, cill and lintol detailing, and means of opening. The doors, door frames and window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

8 Notwithstanding the approved drawings, large scale details (at a scale of at least 1:20) of the following features shall be submitted to and be approved in writing by the Local Planning Authority and no work shall commence in advance of that approval. These details shall provide for a cross sectional detailed drawing at 1:20 scale for each feature and the development shall be constructed in accordance with the details so approved:

- Eaves and verges,
- Dentil detailing,
- Door and window head arches, and
- External stair canopy.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan. 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

9 All new window frames, glazing bars and external door frames shall be of timber

construction, painted white and thereafter so maintained.

Reason: In the interests of the architectural composition and appearance of the development and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

10 The rainwater goods utilised in the development hereby permitted shall be coloured black and of metal construction and thereafter so maintained.

Reason: In the interests of the appearance of the development and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

11 The guttering to the development hereby permitted shall be fixed to the external walls by means of gutter spikes/rise and fall brackets and no fascia boarding shall be used.

Reason: In the interests of the architectural composition and appearance of the development and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

12 Before the commencement of the development hereby granted beyond oversite, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

NB: The Internal Drainage Board is not aware of any surface water sewers in the area. The applicant should therefore investigate the existing means of disposal, and if this is to an adjacent piped system, the applicant will be responsible for ascertaining the condition of the system, whether it can accept the additional flows, and seeking any relevant permissions which may be required from the operator of that system.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.
This Condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance,

planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

GENESIS RESIDENTIAL CARE HOME, 2 STATION STREET, DONINGTON, SPALDING, LINCOLNSHIRE, PE11 4UQ

Drainage Strategy for Discharge of Planning Condition

1. Proposal

The existing Genesis Residential Care Home has a footprint of approximately 191m² on a total site area of approximately 998m². Our client proposes to extend the existing footprint by demolishing part of the existing building, approximately 30m² and adding approximately 248m². Reference to Historic Ordnance Survey sheets shows that between 1889 and 1905, an extension existed on the rear of the existing building, however, by 1972, this had disappeared.

2. Planning Approval

South Holland District Council have granted Planning Approval for the development reference no H04-1128-16 but under Condition No 9 requires the applicant to submit a drainage strategy.

Condition 9 states the following – 'Before the commencement of the development hereby granted beyond oversite, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

NB: The Internal Drainage Board is not aware of any surface water sewers in the area. The applicant should therefore investigate the existing means of disposal and if this is to an adjacent piped system, the applicant will be responsible for ascertaining the condition of the system, whether it can accept the additional flows and seeking any relevant permissions which may be required from the operator of that system.

Reason: To ensure that the site is adequately drained, to avoid pollution and to prevent increased risk of flooding. This condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework 2012. This document is intended to provided sufficient information to enable the Local Authority to discharge the condition'.

3.0 Existing Drainage

The existing drainage on site is a combination of 100mm diameter vitrified clay pipes, 60mm diameter polyvinyl chloride pipes, 100mm pitch fibre pipes, 100mm polyvinyl chloride pipes and 150mm diameter vitrified clay pipe into a soakaway / well. Previous extensions to the building have resulted in the original drainage being extended to accommodate the additional construction.

A CCTV survey has been carried out by A Jet Drain Services that has located a number of structural defects, service defects, operational defects and in a number of locations, the survey had to be abandoned. The drainage from the adjacent residential development also connects into the drain run which runs close to the boundary wall.

Changes and extension of the building will require a number of the runs to be replaced between manhole no1 and 2.

The drains are a combination of foul, combined and surface water with a soakaways / well and septic tank being present on the rear garden area. We understand that the cellar below the building has water standing in it.

4.0 Foul Drainage

The new foul drainage will be connected into the existing drainage on site to discharge into Anglian Water Authority's mains drainage in the road. As some of this off-site drainage takes discharge from other properties, these common sewers will be the responsibility of Anglian Water Authority and approaches will be required for them to carry out the necessary repairs.

5.0 Surface Water Drainage

Existing surface water drainage is discharged either into the combined drains on site or into the well in the garden area. We have approached Anglian Water Authority for details of the foul and surface water drains in the vicinity and have been advised that there are only foul drains near the site. However, on the drainage plan provided there are some combined sewers shown away from our client's site. The age of the property suggests that the sewers on the Highway were originally combined sewers and because of flooding problems, Anglian Water Authority have now designated these sewers as only foul sewers.

We have also approached Black Sluice Internal Drainage Board and been advised that the size of the proposed extension is small and they have advised that no consent is required from them (copy of email attached). During our discussions with Andrew Scott from Black Sluice Internal Drainage Board, he advised that there were surface water flood relief sewers that had been recently overhauled by either or both Anglian Water Authority and Lincolnshire County Council Highways. We have approached Lincolnshire County Council Highways and been advised verbally that they do not allow non-highway surface water into their drains.

Anglian Water's Surface Water Drainage Policy requires the disposal hierarchy to follow the order of preference listed below:

1) Discharge by infiltration to the ground – the percolation rates obtained from the ground investigation were poor and there was a high-water table recorded on site.
2) Discharge to an open surface water body – there is no open surface water body on site.
3) Discharge to a surface water sewer – Anglian Water Authority have not identified any surface water sewers on their plans. We have spoken to Lincolnshire County Council Highways who we are advised have in recent years installed surface water sewers to alleviate flooding in the area. They have verbally advised that we cannot connect to the surface water sewers.
4) Discharge to a combined sewer – according to Anglian Water Authority, there are no combined sewers serving the site, although the existing surface water goes into the foul sewer on site.
5) Discharge to a foul sewer – see 4) above.

Anglian Water's Surface Water Drainage Policy advises that a surface water connection to a combined or foul sewer can only be permitted under exceptional circumstances if evidence

shows that the previous site was connected to the same sewer and there are no other feasible discharge options.

As a result of the above, the surface water from the extension will be discharged into soakaways on site subject to suitable percolation rates. In the event that the level of water in these approaches ground level, then an emergency overflow will be provided into the existing combined drains on site. This will be subject to percolation rates from the sub-surface deposits which will be assessed as part of the ground investigation. The success of this proposal will also be dependent on the level of the water table and obtaining the necessary approvals from Building Control.

(5)

Studio-G Associates LLP
Architects • Engineers • Development Consultants

Anglian Water Authority

FTAO. Mr Adam Moody

Dear Adam

Genesis Residential Care Home, 2 Station Street, Donington, Spalding, Lincs, PE11 4UQ

Our client has obtained Planning Approval for an extension to Genesis Residential Nursing Home on 26th January 2017. Condition 9 of the Planning Approval No H04-1128-16 required us to submit a drainage strategy for the extension. We have obtained details of the adopted sewers in the area from yourselves that indicate that there are only foul water drains available in the vicinity. If this is the case, where do existing properties discharge surface water to?

In order to determine where surface water from the existing building discharges, we have commissioned a CCTV drainage survey of the existing drains that shows some of the drains on site are combined drains. The survey also shows that some of the drains serving more that one property and hence the responsibility of Anglian Water Authority are damaged and require repairing / replacing. Can you advise what the procedure is for Anglian Water Authority to replace damaged drains?

We are aware that the hierarchy for surface water disposal is as follows:

1) Discharge by infiltrate to the ground.
2) Discharge to an open surface water body.
3) Discharge to a surface water sewer.
4) Discharge to a combined sewer.
5) Discharge to a foul sewer.

There are no existing water courses or ditches on site. We have commissioned a ground investigation to obtain information on percolation rates to assess whether surface water can be discharged to soakaways. The initial investigation works indicate that the upper materials are silty, clayey sands with a high-water table and may not be suitable for soakaways. Your records indicate that there are no surface water sewers in the vicinity. Consequently, the only option may be to discharge the surface water from the relatively small extension to the combined drains on site. Can you advise whether this will be acceptable to Anglian Water Authority?

As part of our investigations we have been in contact with Black Sluice Internal Drainage Board who have advised that no consent is required from them as the additional run off from the site is understood to be minimal. A copy of their e-mail is attached. In discussions with the Board, they advised that Anglian Water Authority / Lincolnshire County Council Highways installed a surface water drain to alleviate flooding from surface water. We have contacted Lincolnshire County Council Highways who have advised verbally that they will not allow us to discharge into

any of their surface water highway drains. Do Anglian Water Authority have any ownership or influence over the drains?

In exceptional circumstances Anglian Water Authority will allow discharge of surface water into a combined or foul sewer. We understand that Anglian Water Authority as a Sewerage Undertaker has a duty to provide public sewer services for the management of both foul and surface water from development sites. We have attached a proposed strategy for disposal of foul and surface water from the site. Can an overflow from the soakaway be connected into the existing combined surface and foul water sewers on the site?

Please advise if you require any additional information.

Yours faithfully
Roger Gascoigne

(6)

Roger Gascoigne

From: Andrew Scott <Andrew.Scott@blacksluiceidb.gov.uk>
Sent: 28 November 2017 14:39
To: Roger Gascoigne
Subject: RE: 416-Genesis Care Home, 2 Station Road, Donington,PE11 4UQ
Attachments: GenesisDon.pdf

Our Ref: IW/AS/D05

Your Ref: 416-Genesis Care Home

Genesis Care Home, 2 Station Street, Donington, PE11 4UQ

Thank you for your enquiry below.

I have attached a plan which shows what assets we believe are in situ along Station Street, Donington.

I have indicated two pipelines in purple, which were recently overhauled by Lincs County Council Highways/Anglian Water a few years ago to alleviate flooding issues in the Market Place, Donington. These pipes are believed to discharge surface water into the Board-maintained piped system to the west. Please be aware that the line of the pipes shown is indicative only. I believe there may be a manhole connection into the pipe adjacent to your site, so there may already be an existing discharge from the site into this system. We would expect your clients to carry out a survey to confirm to location of any infrastructure.

Please be advised that ownership of the piped systems indicated is unknown, and it is my recommendation that you should contact LCC Highways on 01522 782070 to confirm that they own the system and whether any additional permits from them are required. No consent is required from the Board, as the additional run-off from the site is understood to be minimal based on the original planning application documentation.

Kind regards.



Andrew Scott
Planning & Byelaw Officer
Black Sluice Internal Drainage Board
Station Road, Swineshead, Boston, Lincolnshire, PE20 3PW
01205 821440
www.blacksluiceidb.gov.uk

From: Roger Gascoigne [mailto:roger@sga-llp.co.uk]
Sent: 17 November 2017 11:58
To: TempUser <MAILBOX@blacksluiceidb.gov.uk>
Subject: 416-Genesis Care Home, 2 Station Road, Donington,PE11 4UQ

We have been asked to obtain quotations for a ground investigation at the above site and wonder whether you have any information on how surface water is dealt with in the area. We are trying to tailor the investigation to obtain sufficient information for the disposal/discharge of surface water.

We have obtained a sewer map from Anglian Water but this only shows foul water drainage. I have also attached a copy of drawing no W2/011/16/00A showing the location of the site.

Any information you can provide on the discharge of surface water in the area would be appreciated.

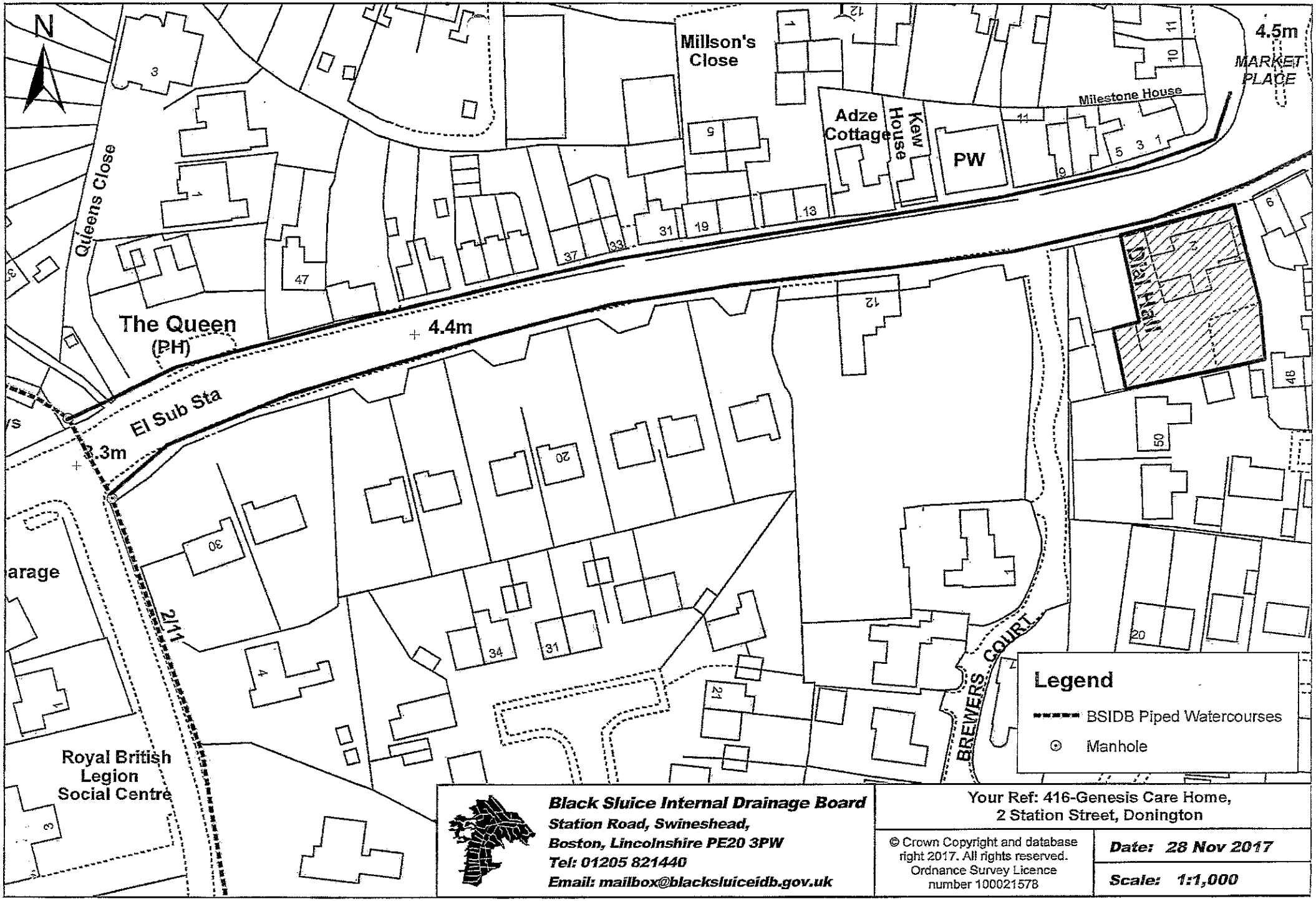
Regards,
Roger

Roger Gascoigne BEng CEng MICE MIStructE CMaPS
Civil & Structural Engineer
Partner

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Black Sluice Internal Drainage Board
Station Road, Swineshead,
Boston, Lincolnshire PE20 3PW
Tel: 01205 821440
Email: mailbox@blacksluiceidb.gov.uk

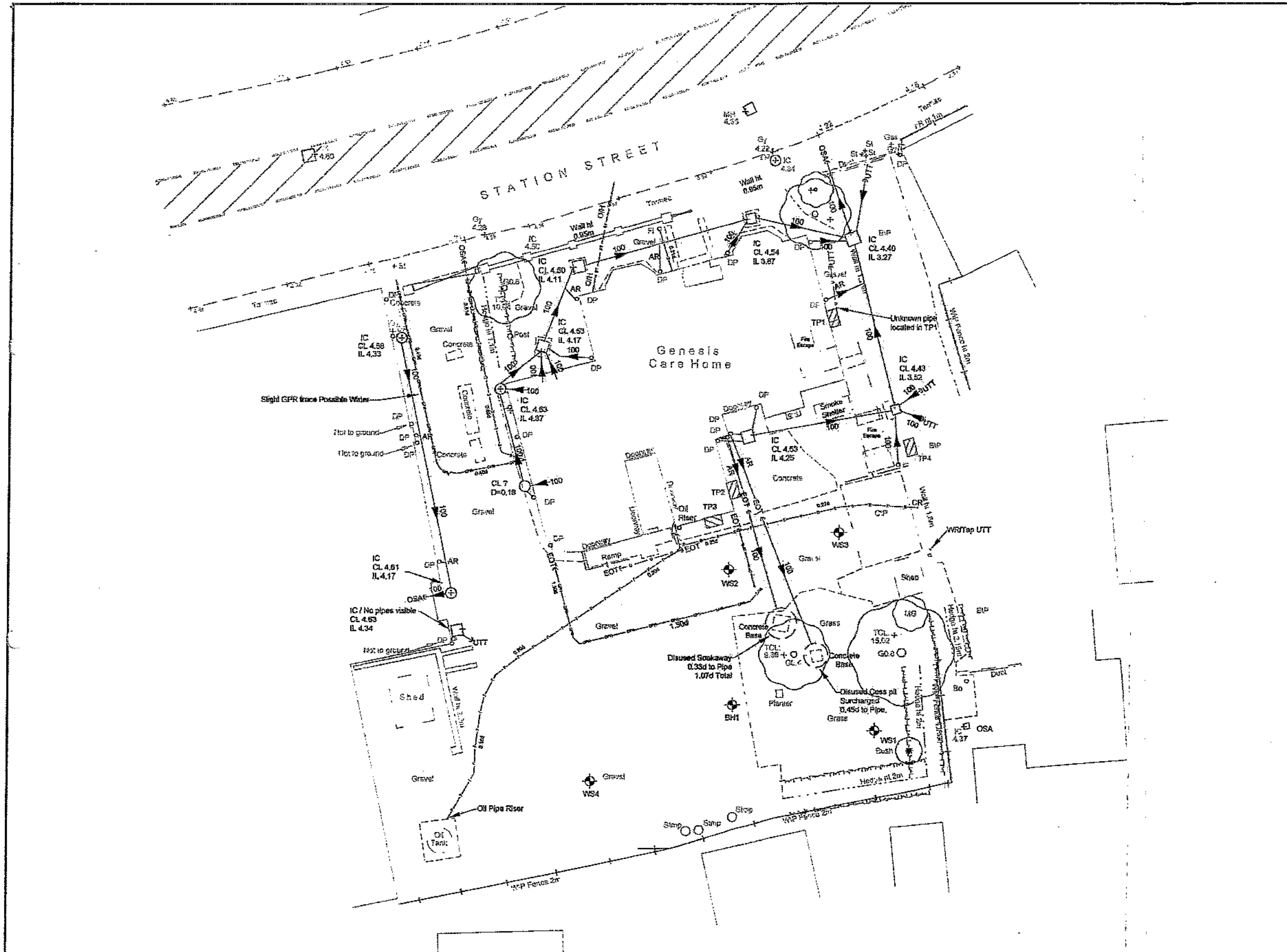
Your Ref: 416-Genesis Care Home,
2 Station Street, Donington

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Date: 28 Nov 2017

Scale: 1:1,000

(7)



LEGEND

Foul Drainage; Surface Drainage; Combined Drainage; Electricity; Electricity High Voltage; Electricity Low Voltage; Gas; Ground Probing Radar; Water; Cable Television; Close Circuit Television; Communication; British Telecom; Compressed Air; Other/Fill Line; Oil Pipe; Pipe; Ventilation; Fuel Line; Vapour Recovery; Gauge Line; Telemetry; Fibre Optics; Unknown; Fence; Edge of Canopy; Gully Run

End Of Trace

Borehole; Trial Pit Location; Window Sample; Soil/Vapour Sample; Excavated Area

General Notes:
No service guides provided for survey.

UTT any Gas.

AVON MAA SURVEYS LTD

Client

GDP

Site Location

Genesis Care Home
Spalding
PE11 4UQ

Surveyed by RJ	Drawn by AC	Approved by
Drawing No. 1217/GDP/5617		Revision -
Scale 1:100@ A1	Date	Sheet No. 1 of 1

DISCLAIMER: The location of under ground services shown on this drawing has been determined using electro-magnetic (and/or ground probing radar, where requested) techniques and visual observations, the limitations of this drawing should be realised and no guarantee can be given that all services have been identified. This drawing may not include the location of all public services that may cross the site and therefore the relevant service drawings should be obtained from the appropriate utility company and used in conjunction with this drawing. Additional services, structures or other below ground obstructions not indicated on this drawing may be present on site, reference should be made to historical plans and as built drawings. Excavations in the vicinity of services should be carried out with due diligence ref: HSG47 document "avoiding dangers from underground services". Location accuracy is determined by refering to manufacturers guidelines for the systems deployed. Reference should be made to the latest version of AMS Ltd site procedures document for utility location surveys.



Contractors must verify all dimensions on site before commencing any work or making any shop drawings; no dimensions are to be scaled from the drawing.
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SURVEY

OS Note:
Some services may have been omitted due to parked vehicles. The Ordnance Survey file is to be used as a guide only.

OS Buildings — *Surveyed Buildings*

This survey has been orientated to the Ordnance Survey (O.S) National Grid OSGB36(15) via Global Navigational Satellite Systems (GNSS) and the O.S. Active Network (OS Net).

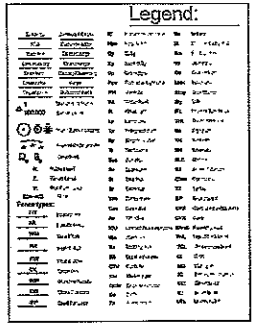
A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15(GB) & OSGM15(GB) transformation models.

The survey has been correlated to this point and a further one or more OSGB36 (15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.

Please refer to Survey Station Table to enable establishment of the on-site grid and datum.

Legend:



Station	Eastings	Northings	Level
GH1	520801.2.500	335697.7470	4.3488
GH2	520759.8.4Pro	335645.7050	4.3450
GH3	520773.4.4030	335663.6030	4.3495
GH4	520749.8.4235	335642.3350	4.5146
GH5	520772.5.0340	335630.1.3950	4.4230

rev | date | remarks | dm | chk

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CLIENT: Mrs S. Oozageer
Genesis Residential Care Home

PROJECT: Proposed Extension

TITLE: Topographical Survey

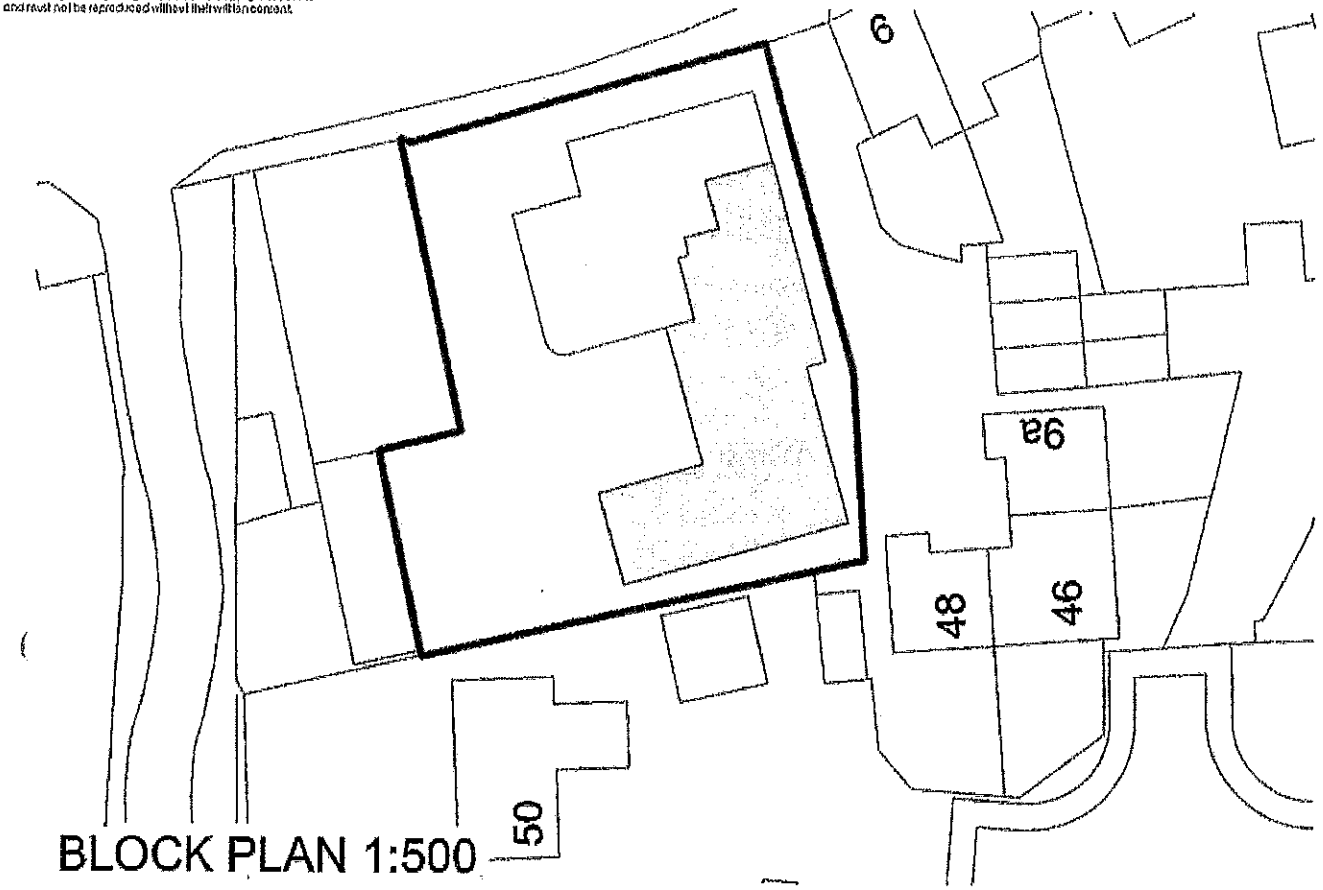
drg. no. 438-A-101 | rev. - | by SRN | ch GF

date 1:100 @ A1 | November 2017

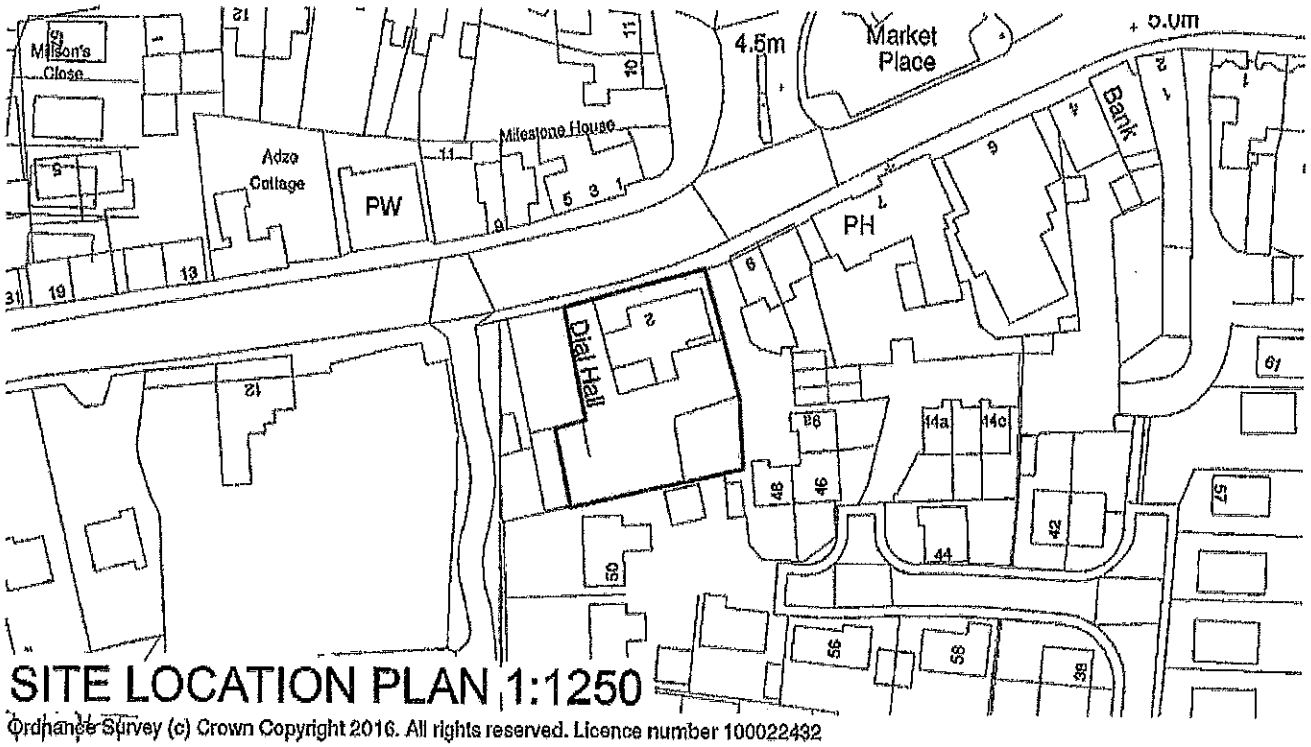
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PLANNING



BLOCK PLAN 1:500



SITE LOCATION PLAN 1:1250

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rev	date	rev notes	dm	chk

SGA ARCHITECTURAL SURVEYING

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DWSMO PROJECT CLIENT: Mrs S. Oozageer
Genesis Residential Home
2 Station St, Donnington, Spalding, PE11 4UQ

TITLE: Site Plan & Block Plan

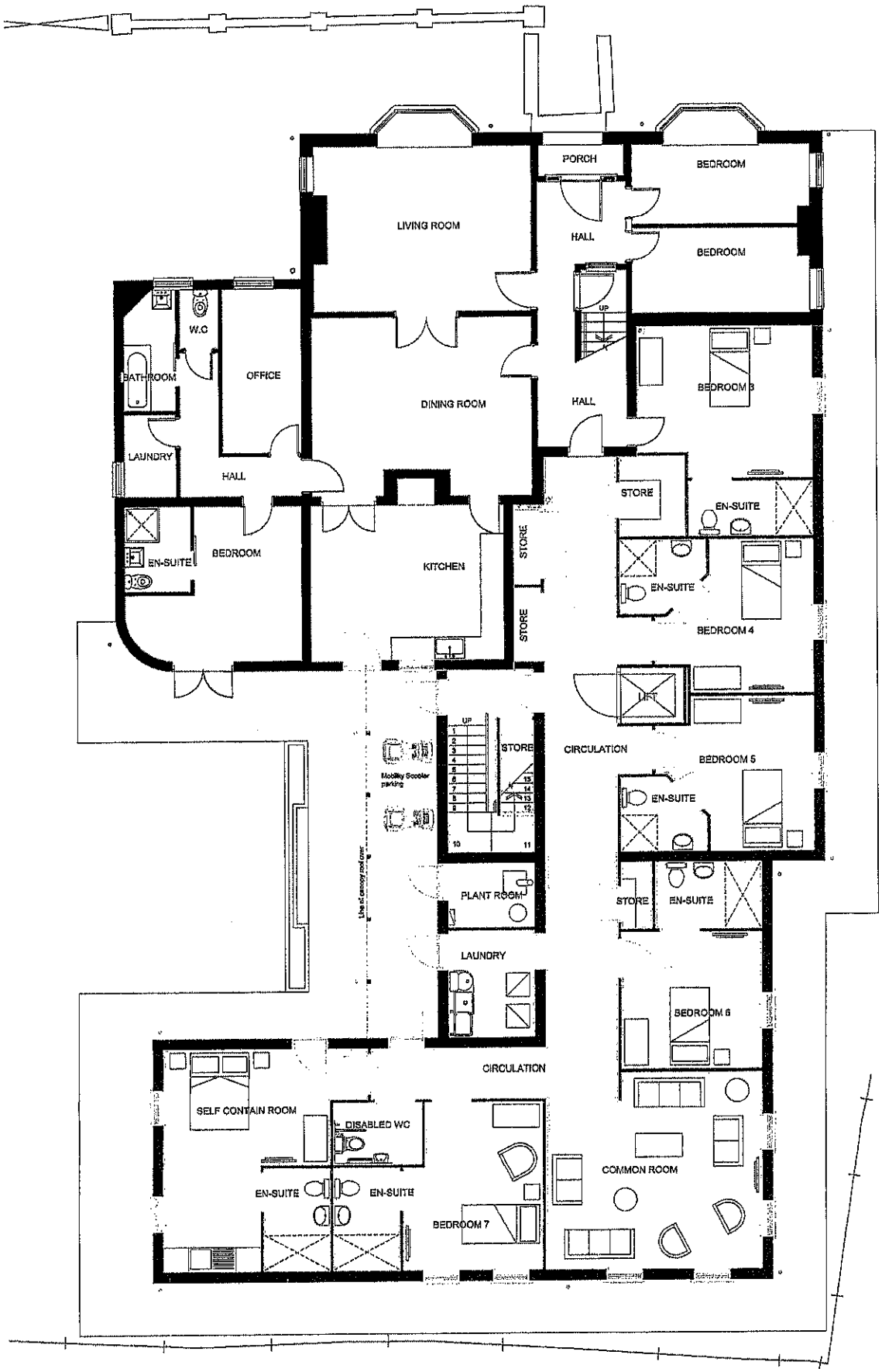
438-A-201

SCALE: Various at A1 Jan 2018

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PLANNING



SGA

Mrs S. Oozageer
Genesis Residential Care Home

Proposed Extension

Ground Floor Plan
As Proposed

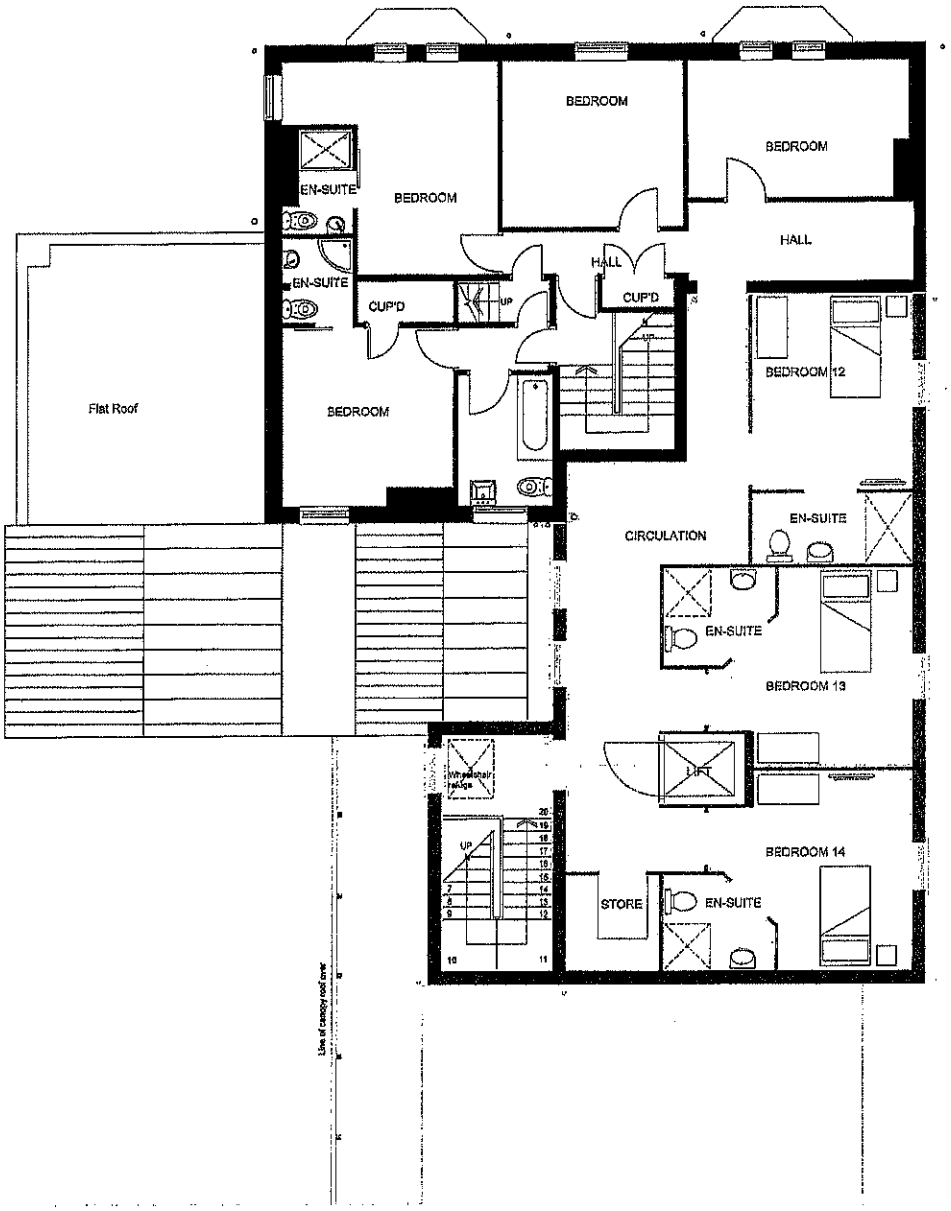
438-A-202 - EC GF

1:50 @ A1 January 2018

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PLANNING



SGA

Mrs S. Oozagear
Genesis Residential Care Home

Proposed Extension

First Floor Plan
As Proposed

438-A-203 EC GF

1:50 @ A1 January 2018