



Planning Application - Anglian Water Response

If you would like to discuss any of the points in this document please contact us on 03450263912 or email planningliaison@anglianwater.co.uk.

AW Site Reference: 225890/1/0232840

Local Planning Authority: South Holland District

Site: Land off Postland Road
Crowland

Proposal: Proposed development of 9
Dwellings

Planning application: H02-0511-25

Prepared by: Pre-Development Team

Date: 29 September 2025

ASSETS

Section 1 - Assets Affected

New development must comply with Building Regulations and the Water Industry Act. Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary or affected by the proposals. Any encroachment zones should be reflected in the site layout.

It is highly recommended that the applicant carries out a thorough investigation of the proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence.

Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records.

The development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

Further general information and guidance can be found on our website.

Information on locating our assets:

<https://www.anglianwater.co.uk/developers/development-services/locating-our-assets/>

Guidance on the private sewer transfer regulations 2011:

<https://www.anglianwater.co.uk/siteassets/developers/drainage-services/aws-sewer-ownership-guidance-sm-v2.pdf>

Permission is required for diverting or crossing over any of our assets:

<https://www.anglianwater.co.uk/developers/drainage-services/building-over-or-near-our-assets/>

<https://www.anglianwater.co.uk/developing/water-services/water-mains-diversion/>

Our Drainage and Water Connections teams can provide further advice with regard to the private sewer transfer, diversions, and building over existing assets:

drainage@anglianwater.co.uk

connections@anglianwater.co.uk

0345 606 6087 (8am to 5pm, Monday to Friday)

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

Anglian Water has reviewed Drainage Strategy 12899 - WMS - ZZ - XX - D - C - 39200 - S8 - P5 it is stated that the applicant now proposes to utilise a private sewerage treatment plant that will discharge directly to the adjacent watercourse. It is understood that the amended drainage strategy would be subject to review and response by the Environment Agency, as part of this application and a separate approval process would be required. At this stage, it is not clear whether this alternative method is an acceptable solution which could be implemented to deal with foul drainage, therefore we would recommend a condition if the application is approved:

Condition: Prior to the commencement of development, full details regarding the on-site package treatment plant must be submitted to and approved in writing by the local planning authority. These details must include the approved permit from the Environment Agency, as well as information about the adopting body and the plan for ongoing maintenance. The development shall be carried out in strict accordance with the approved package treatment plant details prior to first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory foul drainage from the development and to safeguard the receiving water body. This is a pre-commencement condition as the foul drainage needs to be agreed at the outset of the development.

Section 3 - Used Water Network

Anglian Water has reviewed the Drainage Strategy 12899 - WMS - ZZ - XX - D - C - 39200 - S8 - P5. The applicant is now proposing to discharge foul drainage with a Sewage treatment Plant. This alternative proposal does not require a connection to Anglian Water and our agreement is not being sought on this. However, for the avoidance of doubt, should the drainage strategy be considered acceptable to the Environment Agency going forward and planning permission granted on this application, we would require that the Drainage Strategy 12899 - WMS - ZZ - XX - D - C - 39200 - S8 - P5 is included in the list of approved drawings and documents within the Decision Notice. In the event that the proposed foul water drainage strategy management changes to include interaction with Anglian Water operated assets, we would require that we be re-consulted to ensure that an effective sustainable point of connection for the site is prepared and implemented.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. If planning permission is granted, the strategy should be listed within the decision notice with any approved plans. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.