



Planning Application – Anglian Water Objection

If you would like to discuss any of the points in this document please
contact us on 03450 263 912 or email
planningliaison@anglianwater.co.uk.

AW Site Reference: 226655/1/0229175

Local Planning Authority: South Holland District

Site: Speechley's yard North Street Crowland

Proposal: Demolition of existing buildings,
construction of 9 dwellings including car
parking, infrastructure and landscaping.

Planning application: H02-0575-25

Prepared by: Pre-Development Team

Date: 9 July 2025

ASSETS

Section 1 - Assets Affected

We OBJECT to the Full application at this stage. We need to inform you that there is a 3-inch water main which is crossing the development site and is affected by the proposed development. We have reviewed the submitted development layout plan, and we can see that the permeable paving on the access road, parking areas and plots 7,8,9 are affected by the above Anglian Water owned assets.

Anglian Water does not permit these assets to be located within the curtilage of the proposed building, and we do not permit permeable paving or suds features over our assets. These assets should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance and access is possible. The site layout plan, as submitted, indicates that the above asset will be located within the curtilage of a building. We strongly recommend that the applicant reviews the site layout plan and take the above in consideration to reflect the easement required for the sewer which is a 4.5m overall easement.

To overcome our objection your site layout needs to take account of the location of the asset and should be referred to in any master planning exercises or site layout plans submitted as part of any subsequent planning application. We would like to be re-consulted when the applicant submits a revised development layout with the application. The applicant can contact us for advice at: planningliaison@anglianwater.co.uk or 03450 263 912.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

Anglian Water OBJECTS to the proposed development under Planning Application H02-0575-25 due to the intended connection to the public foul drainage network. This site is located within the catchment of the Crowland Water Recycling Centre (WRC), which currently lacks the capacity to accommodate the additional flows that would be generated by the proposed development. Anglian Water has determined that the site is unsustainable due to the associated environmental risk and the increased discharge rates, which could lead to a deterioration in water quality and an unacceptable risk of breaching environmental legislation at Crowland WRC.

Considering these concerns, we recommend that planning permission be refused on the grounds of insufficient infrastructure capacity and to prevent environmental harm. Anglian Water collaborates with local planning authorities across the region to identify sustainable locations for future development, taking into account infrastructure capacity as part of the development plan processes. We also work closely with our regulators to identify opportunities for future growth investment. At present, no funding has been allocated at this Water Recycling Centre (WRC) for AMP 8 (2025- 2030). However, we may seek to promote investment through our future business plans.

Section 3 - Used Water Network

This response has been based on the following submitted documents:

Drainage Strategy drawing no. 12955-WMS- ZZ-XX-D-X-39201-S8-P2 May 2025

DRAINAGE STATEMENT document 12955-WMS-ZZ-XX-T-C-39201-S8-P1 MAY 2025

The sewerage system at present has available capacity for these flows. However as advised above, any connection into our foul network from the proposed development will contribute to pollution and deterioration of the watercourse via the WRC. As stated in the objection above, the receiving WRC cannot accommodate additional flows. If LPA is minded to grant approval despite our WRC objection, the developer will need to serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. 1. INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087 Option 2. 2. INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. 3. INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087 Option 2. 4. INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 Option 2 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

We OBJECT to this application as the surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. The preferred method of surface water disposal would be to a sustainable drainage system SUDs with connection to the sewer seen as the last option. The Drainage Statement and Strategy is unacceptable due to the Surface Water Hierarchy not being fully explored. Infiltration testing needs to be completed in accordance with BRE Digest 365 and evidence provided before any connection to a public sewer will be considered. The surface water network is designed for the existing catchment; therefore, it is assumed to have minimal residual capacity for additional flow.

The purpose of the planning system is to achieve sustainable development. This includes the most sustainable approach to surface water disposal in accordance with the surface water hierarchy. It is appreciated that surface water disposal can be dealt with, in part, via Part H of the Building Regulations, it is felt that it is too late at this stage to manage any potential adverse effect. Drainage systems are an early activity in the construction process and it is in the interest of all that this is dealt with early on in the development process.

FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Surface water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
 - Development hectare size
 - Proposed discharge rate (Our minimum discharge rate is 2l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website -<http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation> . For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
 - Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)