
From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 09 July 2026 13:01
To: _planningadvice
Subject: RE: PLN-0244086 - 4. Amendment Consultation
Attachments: PLN-0229989+-+Planning+Report-15-08-25.pdf

CAUTION: This message originated from outside of your organisation. **DO NOT** click links or open attachments unless you recognise the sender and know the content is safe. If you believe it is suspicious please report with the phish alert button.

Good afternoon,

We have reviewed the documents submitted with the Planning Application H09-0442-25 since our last response.

We have no additional comments to add to our previous response PLN-0229989 dated 15th of August 2025 which is attached for your reference.

We would wish to be re-consulted should the applicant propose drainage strategy changes relevant to Anglian Water.

Please do not hesitate to contact us if you require further assistance.

Kind regards,

Gina

Growth, Planning and Capacity

For further information please email us at: planningliaison@anglianwater.co.uk

Or visit our website at: <https://www.anglianwater.co.uk/developing/planning--capacity/planning-and-capacity/>

For details on submitting Pre-Planning Enquiries, please visit:

<https://www.anglianwater.co.uk/developing/planning--capacity/how-to-apply/>

Team: 03450 263 912

Anglian Water Services Limited

Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6WT



From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 08 June 2026 10:13
To: Planning Liaison <planningliaison@anglianwater.co.uk>
Subject: PLN-0244086 - (relog of PLN-0229989) 4. Amendment Consultation

EXTERNAL MAIL - Please be aware this mail is from an external sender - THINK BEFORE YOU CLICK

PLANNING CONSULTATION: **AMENDMENT RECEIVED**

Reference Number: H09-0442-25

Type FULL

Proposal: Hybrid Application for 158 Dwellings Comprising:- Full Application for the Erection of 62 Dwellings, Associated Landscaping and Infrastructure and Outline Application for the Erection of Approximately 96 Dwellings (Some Matters Reserved)

Location: Land off Battlefields Lane South Holbeach

Applicant: Stirling Mortimer No 8 Fund UK Land Ltd & Circero Estates

Amended Information:

Amendment 1 - This amendment includes updated site layout, cycle store, boundary elevation & drainage strategy

The Council have received an amendment to the above application and would be pleased to receive any further observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

[Click here to view the application](#)

The deadline for submission of comments is **22nd June 2026** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **Mark Niland** who is dealing with this application.

Note:

If this is a Householder Application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity for you to comment at appeal stage.

Consult_Email_Amend ODB95

--*-----*-----*-----*-----*-----*-----*-----*-----*-----*-----*-----*-----*

The information contained in this message is likely to be confidential and may be

legally privileged. The dissemination, distribution, copying or disclosure of this message, or its contents, is strictly prohibited unless authorised by Anglian Water. It is intended only for the person named as addressee.

Anglian Water cannot accept any responsibility for the accuracy or completeness of this message, and does not authorise any contract to be made using the Internet.

If you have received this message in error, please immediately return it to the sender at the above address and delete it from your computer.

Anglian Water Services Limited

Registered Office: Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire, PE29 6XU

Registered in England No 2366656

Please consider the environment before printing this email.

Planning Application – Anglian Water Planning 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: 169970/1/0229989

Local Planning Authority: South Holland District

Site: Land off Battlefields Lane South Holbeach
Spalding PE12 7PG

Proposal: Hybrid Application for 158 Dwellings
Comprising:- Full Application for the
Erection of 62 Dwellings, Associated
Landscaping and Infrastructure and Outline
Application for the Erection of
Approximately 96 Dwellings (Some Matters
Reserved)

Planning application: H09-0442-25

Prepared by: Pre-Development Team

Date: 15 August 2025

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

When assessing the receiving water recycling centre's (WRC) dry weather flow (DWF) headroom we take the latest Q90 DWF figures, as verified by the Environment Agency, and add to this sites with planning consent.

Based on the above assessment, Holbeach WRC is within the acceptance parameters and can accommodate the flows from the proposed growth

Section 3 - Used Water Network

This response has been based on the following submitted documents: Land at Battlefields Lane, Holbeach Flood Risk Assessment and Drainage Strategy 087.5018/FRADS/2 and Drainage Strategy Sheet 1 087.5018.0501 Rev P02 to Sheet 7 087.5018.0507 Rev P01. The sewerage system at present has available capacity for the anticipated foul flows. If the developer wishes to connect to our sewerage network they should 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 - Condition

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.

The Land at Battlefields Lane, Holbeach Flood Risk Assessment and Drainage Strategy 087.5018/FRADS/2 and Drainage Strategy Sheet 1 087.5018.0501 Rev P02 to Sheet 7 087.5018.0507 Rev P01 submitted with the planning application relevant to Anglian Water. It is stated that surface water from the site is to discharge surface water at a rate of 2.7 l/s to an Anglian Water Sewer for Phase 1 and for Phase 2 at 3 l/s into the local IDB owned watercourse. Our surface water sewer located in Kings Road does not have the capacity to accommodate the proposed discharge rate of 2.7l/s. Alternative options of surface water disposal methods will need to be explored.

The phase 3 surface water strategy is not clear in relation to the discharge rates and proposed outfall. The proposed development site is a greenfield site there are no developed areas therefore the discharge rates for the entire site should be calculated as 1 in 1- year greenfield discharge rate There is also insufficient evidence as to why the entire site cannot discharge into the local watercourses in the area. We note that the watercourse adjacent to the eastern site boundary has not be considered as a potential discharge outfall.

It is important to note that before a connection into Anglian Water surface water network can be considered for any Phase of the proposed development, a connection is subject to satisfactory evidence which shows the surface water management hierarchy as outlined in Building Regulations Part H has been explored

We request a condition be applied to the decision notice if permission is granted.

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

Surface Water Disposal Condition

No development shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the strategy