
From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 18 August 2026 10:50
To: _planningadvice
Subject: RE: 4. Amendment Consultation
Attachments: f_planningdv_pl_filesH09-0721-25PLN-0242899 - Planning Report - 15-05-2026.pdf

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Good morning,

We have reviewed the documents submitted with the Planning Application H09-0721-25 since our last response.

We have no additional comments to add to our previous response PLN-0242899 dated 15th of May 2026 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



Subject: 4. Amendment Consultation

PLANNING CONSULTATION: AMENDMENT RECEIVED

Applicant: D Brown (Building Contractors)

Amendment 2 - Amended planning layout, Illustrative housing layout plan, refuse collection plan, CGI Viewpoints, information from Accent & summary of matters raised at Planning Committee

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 **1st September 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 **Dan Allen** who is dealing with this application.

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.

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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: 228091/1/0242899

Local Planning Authority: South Holland District

Site: Land South of Wignals Gate Holbeach
Spalding

Proposal: Development of 57 Affordable Dwellings
with associated access, open space and
drainage.

Planning application: H09-0721-25

Prepared by: Pre-Development Team

Date: 15 May 2026

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 Dry Weather Flow (DWF) headroom at the receiving Water Recycling Centre (WRC), we apply a three-year Q90 DWF average (2023–2025), together with the flows associated with sites that already benefit from planning consent. Our DWF dataset is reviewed and updated annually in consultation with the Environment Agency. This ensures that our planning assessments reflect the most up-to-date information regarding the WRC's compliance with its environmental permit and its ability to accommodate additional flows from new development without creating an unacceptable risk of breaching environmental legislation. This approach also ensures that there is no pollution or deterioration of the receiving watercourse.

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: Drainage Strategy REV P5 December 2025 Drainage Layout no. 12773-WMS-ZZ-XX-D-C-39201-S8 REV P5 December 2025.

The sewerage network 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.

We have reviewed the submitted Drainage Strategy REV P5 December 2025 Drainage Layout no. 12773-WMS-ZZ-XX-D-C-39201-S8 REV P5 December 2025, the Soakaway Letter Report - Permeability Testing at Wignals Gate, Holbeach, Topographical Survey CHS24-71-01, S250326/GAS Ground Gas Risk Assessment - 24 March 2026, Phase 2 Site Investigation Report S250326.

Anglian Water has reviewed the submitted surface water drainage information for the proposed development. Based on the details provided, the applicant proposes to discharge surface water runoff from the development site into the Anglian Water 450mm surface water sewer at existing manhole 4553, at a controlled discharge rate of 3.8 l/s.

The proposed surface water strategy is acceptable to Anglian Water, subject to the implementation of a surface water pump solution to ensure flows can be conveyed appropriately to the receiving asset. The proposed discharge rate of 3.8 l/s reflects the minimum adoptable standard required under the Design and Construction Guidance (DCG) for adoptable surface water systems. If the site's surface water drainage system is not intended for adoption by Anglian Water and will instead be privately managed and maintained, Anglian Water will expect the discharge rate not to exceed the 1 in 1 year greenfield runoff rate. This is consistent with national policy and industry best practice for greenfield development.

Given the reliance on a pumped solution and the need to ensure long term operability of the proposed SuDS and drainage network, we strongly recommend that the applicant engages with Anglian Water at the earliest opportunity via a Pre Design Strategic Assessment (PDSA). This will allow early review of the proposed SuDS design, discharge arrangements, and any adoption considerations. Further information regarding our PDSA Services and to submit a PDSA Enquiry the applicant can click here: <https://www.anglianwater.co.uk/developing/planning-capacity/how-to-apply/>

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

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.

Anglian Water’s Environmental Incentive Scheme- Informative

Anglian Water’s Environmental Incentive Scheme (EIS) has been developed in accordance with the Environmental Incentive Common Framework (EICF), which was released by Ofwat in December 2024. For this charging year, 2025-26, and in accordance with Ofwat guidance, only household properties will be eligible for our EIS.

We will continue to reassess this for future charging years. There are then two types of Environmental Incentive in our EIS. The first is our Water Environmental Incentive and the second is our Sewerage Environmental Incentive.

Environmental Incentives	Charge Per Property
Water Environmental Incentive	-500
Sewerage Environmental Incentive (50% of Sewerage Infra)	-202
Environmental Incentive Component Charge Water	100
Environmental Incentive Component Charge Sewerage	0
Additional Water EIS Audit (per premises)	84

Our EIS will be available between 1st April 2025 and 31st March 2030 and during this period, we reserve the right to make any amendments to the EIS as we may see fit, including amendments to the value of both Environmental Incentives and the Component Charges.

The EIS may close on 31st March 2030, therefore to qualify for the Environmental Incentives, your plot must be connected to our network, and validated by us.

Please refer to our Developer Charging Arrangements for full details to learn more or apply for our environmental incentive scheme please visit our website: [Water Environmental Incentive Scheme](#)

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