

**From:** Planning Liaison <planningliaison@anglianwater.co.uk>  
**Sent:** 26 July 2024 08:17  
**To:** \_planningadvice  
**Subject:** PLN-0212364-Reserved Matters application H09-1044-23  
**Attachments:** PLN-0212364 - Planning Report.pdf

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Good morning,

Please find attached our response for Reserved Matters application: H09-1044-23  
Address: Phase 3-Land off Hallgate & Fen Road Holbeach Spalding  
Our reference number is: PLN-0212364

Please do not hesitate to contact us if you have any questions regarding our response.

Kind Regards,

**Mark S**  
Planning Administrator  
Team: 07929 786 955  
**Anglian Water Services Limited**  
Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6WT



For further information please email us at [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk) or visit our website at: <https://www.anglianwater.co.uk/developing/planning--capacity/planning-and-capacity/>

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## Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 07929 786955 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk).

AW Site      214507/1/0212364  
Reference:

Local      South Holland District  
Planning  
Authority:

Site:      Phase 3-Land off Hallgate & Fen Road  
Holbeach Spalding

Proposal:      Erection of 285 dwellings including parking,  
public open space, drainage, infrastructure,  
landscaping, access, appearance, layout  
and scale (Phase 3) - outline approval H09-  
0521-14 and re-submission of H09-0845-  
22 and H09-1118-22

Planning      H09-1044-23  
application:

**Prepared by:** Pre-Development Team

**Date:** 26 July 2024

## 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

The foul drainage from this development is in the catchment of Holbeach Water Recycling Centre that will have available capacity for these flows

When assessing the receiving water recycling centre's(WRC) dry weather flow(DWF) headroom we take an average flow over the past 5 years to take account of changing weather patterns. Where the average exceeds the WRC's permitted allowance we also take account of the following Environment Agency enforcement trigger - "has the DWF permit been exceeded in 3 of the last 5 years" – this must include non-compliance from the last annual data return. 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

.We have reviewed the applicant's submitted FRA July 2024 Final Rev P5 and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. We request that we are consulted on any forthcoming application to discharge Condition(s) of the outline planning application, to which this Reserved Matters application relates.

### 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.

We have reviewed the applicant's submitted surface water drainage information and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. 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. 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. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.