



## Planning Applications – Anglian Water Objection

If you would like to discuss any of the points in this document please contact us on 0345 0263912 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk).

AW Site Reference: 231926/1/0237225

Local Planning Authority: South Holland District

Site: Land off Stephenson Avenue Pinchbeck Spalding Lincolnshire PE11 3SW

Proposal: Erection of a mixed use commercial site for 11 industrial units & 4 office units

Planning application: H14-1286-25

**Prepared by:** Pre-Development Team

**Date:** 29 January 2026

## ASSETS

### Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement 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

This site is within the catchment of Spalding Water Recycling Centre (WRC), which currently lacks the capacity to accommodate the additional flows generated by the proposed development. However, Spalding WRC is included within our Business Plan as a named growth scheme with investment delivery planned between 2025-2030.

To ensure there is no pollution or deterioration in the receiving watercourse due to the additional foul flows that would arise from the development, we recommend a planning condition is applied if permission is granted:

Condition: Prior to occupation written confirmation from Anglian Water must be submitted confirming there is sufficient headroom at the water recycling centre to accommodate the foul flows from the development site. This condition shall cease to have effect if the development is first occupied after April 2030.

Reason: to protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 187 of the National Planning Policy Framework

### Section 3 - Used Water Network

This response has been based on the following submitted documents:

DRAINAGE ASSESSMENT AND STATEMENT Dec 2025/FLOOD RISK ASSESSMENT AND STATEMENT Dec 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

**Anglian Water object to this application due to a lack of evidence confirming that the surface water hierarchy has been fully explored.**

There is no infiltration testing in accordance with BRE Digest 365, there is a watercourse in close proximity to the development which is higher up the hierarchy and the discharge rates proposed do not align with Anglian Water's policy.

If the applicant believes the surface water hierarchy has been fully explored, they will need to provide evidence that all other options have been exhausted and discounted in line with the Surface Water Hierarchy and with consultation with the LLFA in order to overcome our objection.

Any surface water connection into the Anglian Water network is subject to capacity checks and sufficient evidence to demonstrate that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H.

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.

Please find our surface water policy and further guidance on our website:

<https://www.anglianwater.co.uk/developing/drainage-services/sustainable-drainage-systems/>

The applicant can formally liaise with Anglian Water in the form of a Pre- Planning Enquiry (PPE):

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

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.

## Section 5 – Non Domestic Water Supply

We have reviewed this application and the applicant does not provide details of the non-domestic water demand for the proposed development site and does not provide the details on the number of the occupants for the development units. Non-domestic demand refers to water use of industrial processes (e.g. agri-food production or car washes), and there is no legal requirement for us to supply for this type of water usage where it might put at risk our ability to supply water for domestic purposes. Although Anglian Water does not have a statutory obligation to supply for non-domestic purposes, in these circumstances we factor into our Water Resources Management Plan and we do everything we can to support business in the region, with the help of the water retail market. Any application for non-domestic proposals requiring heavy water usage will need to demonstrate that sufficient water capacity is available through a Water Resources Strategy in consultation with us.

Anglian Water currently have a restriction for non-domestic water supply of 20m<sup>3</sup> per day. The development site is Erection of a mixed use commercial site for 11 industrial units & 4 office units. The applicant does not state if the proposed building will be occupied by different tenants/occupiers. We must advise that when a development site is occupied by multiple occupants, Anglian Water's non-domestic water supply limitation of 20m<sup>3</sup> per day limit is per occupant

We therefore need to ensure the approved development does not exceed this and require a water resources statement which confirms demand will not exceed this. For further information on the non-domestic process please go to: <https://www.anglianwater.co.uk/siteassets/developers/new-content/p-c/aws-non-domestic-demand-policy-sm-v2.pdf>

Condition:

No development shall commence until a strategic water resources strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. The strategy will confirm non-domestic water is available to serve the development and should explore innovative solutions which may help reduce overall water demand

Reason: To ensure domestic water supply is not jeopardised and to protect water resources and ensure sustainable development



