

## Burrell, Becky

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**From:** Tom Hyde <tom@sphnyx.email>  
**Sent:** 31 January 2026 11:46  
**To:** \_planningadvice  
**Subject:** Application Ref: H14-1286-25 [Erection of a mixed use commercial site for 11 industrial units & 4 office units] - Anglian Water Consultation Response

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Dear Sir/Madam,

Upon reviewing the consultation response from Anglian Water, the points raised were noted.

For clarity, it is intended for the final development to be occupied by different tenants, and therefore each tenant would be subject to the advised 20m<sup>3</sup> limit per day for non-domestic water supply. This would suggest upto a 300m<sup>3</sup> limit per day for the whole developed site at full occupation rates.

However, none of the proposed intended uses of this site would suggest any requirement for any notable amount of water consumption; and demand for water is not anticipated to be even moderately close to that limit (estimated to be closer to 1-5m<sup>3</sup> per occupant per day at most - likely to be even lower than most domestic residences):

- This development is for light industrial use only - and tenants are anticipated to be small businesses requiring these small units largely for storage or supportive operative functions. It is therefore not anticipated for all of the units to be occupied for the entirety of the working day either. Finally, there will be little to no usage outside of the general working hours stated on the application.
- The site layout and proposed design does not lend itself to any heavier industrial uses, and certainly not any form of intensive water usage (such as agri-food production or car washes).
- Additionally, it is not anticipated for these units to enable any form of significant manufacturing operations, and would also be out of the scope of the design proposals - a reminder that the majority of the industrial units are only 72m<sup>2</sup> each - and are therefore not large enough to support such operations either. Again, each office unit is only 42m<sup>2</sup> approximately, intended for only a few members of staff to work out of. The

landlord plans to retain the largest of the industrial units for his own use (which is around 210m<sup>2</sup>), but again - this intended to be mainly for storage purposes, and not being utilized for any significant industrial use cases or manufacturing operations.

- The provision of water onsite is merely intended to serve and support the general sanitation and hygiene facilities onsite; mainly for toilets and hand washing. It would be anticipated that the office units may have a slightly higher requirement for water resource - but reiterating - the size and scope of this development does not suggest occupants to have anywhere near the likely demand to come within the 20m<sup>3</sup> per day limit.
  - No shower or laundry application or installations are proposed as part of this development, and there are no indicated requirements for uses of hose pipes or any other high volume consumption use cases.

Owing to the above, these were the key reasons a Water Resources Strategy were not formally submitted as part of this application - as the design and development proposals would not suggest any significant use case to justify a consumption that would cause any notable impact or detriment to the local water supply, and a formal strategy document would generally state the above with little further analysis to add.

All water consumption that is likely to occur onsite is for essential purposes (sanitation and hygiene); although measures will be taken to preserve the water resources within these use cases where possible and practicable (for instance, installation of dual-flush toilets across the development as standard, if they can be sourced without compromising the regulatory provisions for Class M disabled facility installations; and using aerators on taps installations, where practicable).

Hopefully the above will be sufficient to address the concerns of the consultee, but should they require any further comments, please do not hesitate to contact me.

With kind regards,

Tom Hyde  
(Agent; for and on behalf of Tawny Homes Ltd)

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