

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 14 July 2026 10:22
To: _planningadvice
Subject: H16-0278-26 Anglian Water response PLN-0242191
Attachments: PLN-0242191 14.7.26.pdf

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Good morning,

Please find attached an updated response to planning application: H16-0278-26
Our previous objection has been withdrawn following clarification on the planning history for the site and technical detail regarding the receiving Anglian Water network.
Should you have any queries regarding our response, please do not hesitate to contact us.

Kind regards,

Mark

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: 03450263912

Anglian Water Services Limited

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



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Anglian Water Services Limited

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Planning Applications – Anglian Water

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.

AW Site Reference: 235221/1/0242191

Local Planning Authority: South Holland District

Site: Demolish existing factory/warehouse to facilitate proposed residential development consisting of 230

Proposal: Demolish existing factory/warehouse to facilitate proposed residential development consisting of 230 dwellings including associated infrastructure and public open spaces.

Planning application: H16-0278-26

Prepared by: Pre-Development Team

Date: 14 July 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 has reviewed the submitted documents Proposed Masterplan 25029 -243 -XX -XX -DR - A -1201 C01 and can confirm that these are acceptable to us.

We require these documents to be listed as approved plans/documents should permission be granted.

Anglian Water would ask that the following text be included within the decision 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 assets 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 can accommodate the additional flows generated by the proposed development. 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:

Proposed Masterplan 25029 -243 -XX -XX - DR - A -1201 C01/FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY APRIL 2026

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 has reviewed the submitted documents Flood Risk Assessment & Drainage Strategy April 2026 and can confirm that these are acceptable to us. We require these documents to be listed as approved plans/documents if permission is granted.