



Planning Application - Anglian Water Response

Anglian Water site reference:	PLN-0244169
Response date:	20 July 2026
Local Planning Authority:	South Holland
Planning application reference:	H16-0552-26
Site address:	Land off Shakespeare Way Holland Park Spalding PE11 1GU
Proposal description:	Erection of a 3-storey care home development with associated car parking, amenity space and ancillary structures

Should you wish to discuss this response, please find our contact details below:

Phone: 03450263912 (Monday to Friday 08:00 – 17:00 excluding bank holidays)

Email: planningliaison@anglianwater.co.uk

Response prepared by Anglian Water Growth, Planning and Capacity Team.

Please find our website below:

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

Section 1 - Assets Affected

New development must comply with Building Regulations and the Water Industry Act.

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary or affected by the proposals. Any encroachment zones should be reflected in the site layout.

It is highly recommended that the applicant carries out a thorough investigation of the proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence. Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records.

The development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

Section 2 - Wastewater Treatment - Condition

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 Disposal

This response has been based on the following submitted documents:

Flood Risk Assessment DATE: May 2026 102378-DCE-XX-XX-RP-C-0002 Issue 1

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 - When an Anglian Water asset is shown on record plans within the land identified for proposed development, it is recommended that the applicant contacts the

Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers or assets 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 minimum easement width of 3 metres from a pipeline without agreement from Anglian Water. Easements are subject to specific easement requirements dependent on the size and depth of the sewer or asset, or any advice or comment provided by Anglian Water. Please contact our Development Services Team on 0345 606 6087 - Option 2 for any queries.

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 - Objection

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.

Anglian Water object to this application due to a lack of evidence confirming that the surface water hierarchy has been fully explored and a discharge rate that does not align with Anglian Water 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 in order to overcome our objection including infiltration testing in accordance with BRE Digest 365.

The Flood Risk Assessment DATE: May 2026 102378-DCE-XX-XX-RP-C-0002 Issue 1 states 'A package surface water pumping station is proposed downstream from the flow control. This will pump the surface water flows into the public sewers at 5l/s, which is the minimum discharge rate to be used with surface water pumping stations to minimise the risk of blockages and pump failure. Due to the presence of a flow control prior to the pump, the discharge rate from site will not exceed 2l/s'.

As the flow control is prior to the pumping station this statement is not clear. If the pumped rate is 5l/s then this would not be in accordance with Anglian Water's policy for the 1 in 1 year greenfield rate and minimum adoptable standard of 2l/s. 2l/s would be the maximum permitted to the public surface water sewer, and only once full hierarchy evidence has been presented.

Any surface water connections into the Anglian Water network are 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/>