Porter, Karen

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 25 March 2026 12:34
To: _planningadvice
Subject: RE: 4. Amendment Consultation
Attachments: f_planningdv_pl_filesH16-0584-25H16-0584-25_6.pdf

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Good afternoon,

We have reviewed the documents submitted with the Planning Application H16-0584-25 since our last response.

We have no additional comments to add to our previous response PLN-0229550 dated 21st July 2025 which is attached for your reference.

We would wish to be re-consulted should the applicant propose drainage strategy changes relevant to Anglian Water.

Please do not hesitate to contact us if you require further assistance.

Kind regards,

Gina
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: 03450 263 912
Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6WT



From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 25 March 2026 08:58
To: Planning Liaison <planningliaison@anglianwater.co.uk>
Subject: 4. Amendment Consultation

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PLANNING CONSULTATION: AMENDMENT RECEIVED

Reference Number: **H16-0584-25**

Type **FULL**

Proposal: Hybrid application: Full planning application for the erection of 160 dwellings and associated infrastructure, demolition of existing buildings and outline planning application for the erection of up to 274 dwellings.

Location: Land off Monks House Lane Spalding

Applicant: Seagate Homes

Amended Information:

Amendment 1 - Submission of update site plans including boundaries, street hierarchy & masterplan, Updated FRA & supporting information relating to access

The Council have received an amendment to the above application and would be pleased to receive any further observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

Click here to view the application

The deadline for submission of comments is **17th April 2026** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **Mark Niland** who is dealing with this application.

Note:
If this is a Householder Application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity for you to comment at appeal stage.

Consult_Email_Amend ODB95

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Planning Application – Anglian Water Response

If you would like to discuss any of the points in this document please contact us on 03450263912 or email planningliaison@anglianwater.co.uk.

AW Site Reference:	226910/1/0229550
Local Planning Authority:	South Holland District
Site:	Land off Monks House Lane Spalding PE11 3LH
Proposal:	Hybrid application: Full planning application for the erection of 160 dwellings and associated infrastructure, demolition of existing buildings and outline planning application for the erection of up to 274 dwellings.
Planning application:	H16-0584-25

Prepared by: Pre-Development Team

Date: 21 July 2025

ASSETS

Section 1 - Assets Affected – Condition

We need to inform you that a 180mm water mains supply pipe crosses the development site and may be affected by the proposed development. Anglian Water does not permit this asset to be located within the curtilage of sensitive development (such as dwellings & cafes) and we dont permit permeable paving or suds features over our assets. This asset(s) should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance is possible.

In order to ensure our asset is protected we recommend a planning condition be applied if permission is granted:

Condition: Prior to the commencement of development a site layout plan detailing the location of existing drainage assets, and any proposed asset diversion, should be submitted to and approved by the local planning authority, in consultation with Anglian Water. In order to ensure on-going maintenance is possible all existing drainage assets should be located in areas of public open space and/or adoptable highways.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment – Condition

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 development foul flows 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 - Condition

This response has been based on the following submitted documents: Flood Risk and Sustainable Drainage Strategy Report Rev P01 dated 02-04-2025 and Drainage Strategy General Arrangement Sheet 1 and 2.

Anglian Water has worked with the applicant to establish a Sustainable Point of Connection (SPOC) for the proposed development site. The required foul network connection point is to the 225mm sewer in Bourne Road at manhole MH4202 located at National Grid reference TF 23481 22241. This will avoid the constrained network which could cause pollution and flood risk downstream. We therefore request the following foul drainage condition is applied if permission is granted:

Condition: No development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. This strategy should identify the connection point to the to the 225mm sewer in Bourne Road at manhole MH4202 located at National Grid reference TF 23481 22241. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: To reduce the impacts of flooding and potential pollution risk

Section 4 - Surface Water Disposal

The applicant has indicated on their Flood Risk and Sustainable Drainage Strategy Report Rev P01 dated 02-04-2025 and Drainage Strategy General Arrangement Sheet 1 and 2 that their method of surface water drainage is via SuDS with an outfall into a ditch.

If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Design Strategic Assessment (PDSA).

The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals. We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off.

Please find below our SuDS website link for further information. https://www.anglianwater.co.uk/developers/drainage-services/sustainable-drainage-systems/