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Planning Department
South Holland District Council
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Priory Road
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PE11 2XE

BY E-MAIL

Our Ref. 1506/5411

27th October 2025

To whom it may concern,

H16-0692-25 - LAND TO THE SOUTH OF HOLBEACH ROAD, SPALDING, LINCOLNSHIRE, PE12 6JP - DEVELOPMENT OF SITE TO PROVIDE A FOOD STORE AND DRIVE-THRU, ALONG WITH ALL ASSOCIATED WORKS AND ACCESS

We write with respect to the above planning application, and specifically in response to Anglian Water's consultation response dated 14th August 2025 (Anglian Water reference 227821/1/0230899). Within Section 1 of its response Anglian Water raised an objection to the proposals on the basis of the potential impact upon its existing clean water supply assets, namely a 1 inch diameter water main which crosses the site and would be impacted by the location of the proposed building.

Following receipt of the above representation, the development team has further considered the existing water main, undertaken consultation with Anglian Water, and developed an appropriate strategy for addressing the existing asset within the design.

In principle there are two potential approaches for dealing with the existing water main: (i) Revise the proposed site plan such that it no longer impacts upon the existing water main route, or (ii) Divert the existing water main within the site such that the water main and its access requirements are adequately protected whilst enabling the development to proceed as proposed. The preferred option is for the diversion of the main (option ii).

ARP submitted a Water Asset Protection Enquiry to Anglian Water in order to understand the requirements and potential for a diversion to be undertaken. A copy of the most recent correspondence received from Anglian Water is attached to this letter for reference, but the key points can be summarised as follows:

- The asset is a 1 inch diameter galvanised steel potable main.
- An easement of 4.5m would be required around the main (2.25m either side of the centreline).
- A diversion of the main is considered feasible in principle.
- Trial holes would need to be undertaken in due course to confirm the exact location, route and depth of the main.

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whose registered office is at 5 & 6 Northwest Business Park, Servia Hill, Leeds, LS6 2QH



In addition to the above, we also understand that a 4.5m 'no tree planting' zone may be required to either side of the main, and trees within 6.0m may be required to be set within tree pits. Anglian Water also provided further guidance on the process and likely timescales which are set out within the attached.

Based on the above, it is proposed that the existing water main be diverted within the site to avoid conflict with the proposed building. Appropriate easements as required by Anglian Water shall be provided within the site, and rules with respect to tree planting shall be observed as appropriate. Furthermore, any car parking spaces which fall wholly or partially within the water main easement shall be of standard tarmac or block paved construction rather than a permeable paving system (which will remain in use elsewhere), such that SuDS components are not impacted in the event of Anglian Water needing to excavate the main in the future.

To demonstrate feasibility of the above, an indicative water main diversion plan has been prepared as per ARP drawing 1506/54/SK20 which is attached to this letter for reference. The indicative proposals are based on provision of a 3m easement either side of the diverted water main (which can likely be reduced to 2.25m at detailed design, as per Anglian Water's response). This proposed diversion has been respected in revised drainage proposals (to be issued separately) and is reflected in updates to other relevant drawings/reports in relation to the site.

On the basis of the above and attached, we would request that Anglian Water are re-consulted with regards to the revised proposals, with an expectation that the previous objection can be removed and an appropriate planning condition set out to secure appropriate protection for the water main.

Yours sincerely,

Matthew Wilson BEng (Hons) MCIWEM
Associate Director

Attachments:

1. Anglian Water correspondence 22/10/25
2. Drawing 1506/54/SK20 - Indicative Water Main Diversion

Subject: Water Asset Protection Enquiry: Land South of Holbeach Road, Spalding, PE12 6JP

From: Craig Mitchell <cMitchell@anglianwater.co.uk>

Sent: 22 October 2025 13:48

To: Matthew Wilson <MatthewWilson@arnorthwest.co.uk>

Cc: Development Services - Mains North <DeveloperServices-MainsNorth@anglianwater.co.uk>

Subject: Water Asset Protection Enquiry: Land South of Holbeach Road, Spalding, PE12 6JP

Good Afternoon,

Thank you for your Water Asset Protection enquiry regarding Land South of Holbeach Road, Spalding, PE12 6JP. Please find attached our Working in Proximity to Mains guide for your reference.

I have reviewed the documentation you provided, consulted our asset data, and liaised with the local Network Support Manager for the area. Please see below responses to your queries:

1. What is the size and nature of the water main (service main, trunk main, raw water etc.)?

According to our asset data, the main in question is a 1-inch Galvanised Steel potable main.

2. If the building were to be moved to accommodate the existing main, what easement distance would be required to either side of the existing water main?

An easement of 4.5m would be required—2.25m either side of the centreline of the main.

3. Does Anglian Water consider that in principle a diversion of the main is feasible?

Following discussions with the local Network Support Manager, it appears feasible to divert this main. However, trial holes should be carried out to confirm the main's location and route, as our asset data may not be fully accurate. Once the trial holes are open, I can arrange for a Network Technician to attend site to assess the situation.

4. Could a diversion be carried out by an approved contractor or would Anglian Water have to undertake the work itself?

Anglian Water must undertake the disconnection and reconnection of the main. However, an approved Self-Lay Provider (SLP) can carry out the main laying between these points. If you choose to use an SLP, you'll need to submit a Self-Lay Mains application instead of a Water Mains Diversion application, as a Water Adoption Agreement will be required.

Should you opt for an SLP to undertake the main laying, please note:

- An uplift fee will be applied to match the Water Mains Diversion application fee.
- The design service level will be 42 days (as per Water Mains Diversion), rather than the standard 28 days for a Self-Lay Mains application.

5. What are the likely timescales for agreeing and implementing a diversion?

Once the application and fee are submitted:

- The Designer has 5 working days to verify the application. If further information/documentation is needed, the process will pause until it is provided.
- Once verified, the design phase begins with a 42-day service level. This may also pause if additional information/documentation is required.
- After the design and quotation are issued, and payment is received, we will arrange a pre-commencement meeting to schedule the works.

Construction lead time is typically 8–10 weeks. The actual diversion works should take no more than a week, especially if the site team excavates the main-laying route.

Commissioning involves:

- Pressure testing, flushing, and sampling (2–3 days depending on length).
- Sample results typically return within 2–3 working days (up to 5 days max).
- Once samples pass, the new section can be commissioned and the sluice valves opened by a Network Technician.

I hope this answers all your questions. If you have any further queries, please don't hesitate to get in touch.

Kind Regards,



Craig Mitchell

Project Delivery Manager – Development Services
Telephone: 07977 160100

Anglian Water Services Limited

Enterprise House, Witham Park, Lincoln, LN5 7JE





N O T E S

ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 AND THE DUTIES AND RESPONSIBILITIES CONTAINED THEREIN

- General Notes
1. This drawing is to be read in conjunction with all relevant ARP and Architects drawings and project specifications.
 2. Drawing is indicative only and subject to further agreement with Anglian Water.
 3. All diversion works to be undertaken by Anglian Water unless otherwise approved.
 4. Appropriate protection to be provided for existing and diverted water main during construction. To be agreed with Anglian Water.
 5. Do not scale from this drawing.

- Key
- Existing 1" public water main (indicative route, to be confirmed prior to detailed design).
 - Existing water main to be abandoned
 - Proposed diversion route (indicative)
 - Easement 0.0-3.0m either side of water main
 - No tree planting zone 0.0-4.5m either side of water main
 - Trees in tree pits only 4.5-6.0m either side of water main

Rev	MW	22.10.25	Issued for information	MW
By		Date	Revision	Chk
				Apvd

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TITLE
INDICATIVE WATER MAIN DIVERSION

PROJECT
PROPOSED DEVELOPMENT AT HOLBEACH ROAD, SPALDING

CLIENT
COMMERCIAL DEVELOPMENT PROJECTS LIMITED

DRAWING STATUS
PRELIMINARY

Scale	Date	Drawn	MW
1:250 @ A1	OCT 25	Chk.	MW

Drg. No.	Rev
1506/54/SK20	/

SUBJECT TO THE APPROVAL OF ALL RELEVANT AUTHORITIES