

Sibley, Sally

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 14 August 2025 17:00
To: _planningadvice
Subject: PLN-0230899-Planning Application H16-0692-25
Attachments: PLN-0230899 - Planning Report-14-08-2025.pdf

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Good afternoon, Sam,

Please find attached our planning response for the Planning Application H16-0692-25 - Land to the South of Holbeach Road Spalding Lincolnshire PE12 6JP.

Please do not hesitate to contact us if you have any questions regarding our attached planning response

Kind Regards

Sandra Olim
Planning Coordinator
Team: 03450263912

For details on how to submit a pre-planning enquiry to the Pre-Development Team, please visit the "[how to apply](#)" section on our website.

Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6WT



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/>

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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: 227821/1/0230899

Local Planning Authority: South Holland District

Site: Land to the South of Holbeach Road
Spalding Lincolnshire PE12 6JP

Proposal: Development of Site to provide a Food
Store and Drive-Thru, along with all
Associated Works and Access

Planning application: H16-0692-25

Prepared by: Pre-Development Team

Date: 14 August 2025

ASSETS

Section 1 - Assets Affected - Objection

We OBJECT to the H16-0692-25 application at this stage.

We need to inform you that there is an Anglian Water owned 1inc Water Mains pipe which is crossing the development site and is affected by the proposed development. We have reviewed the submitted 19627 THPW 00 XX DR A 1000 Rev D Proposed Site Masterplan plan and 19627 SFH XX XX DR L 1001 Rev P01 Landscape Masterplan. The proposed Unit 2 and proposed Landscape are affected by the above Anglian Water owned water mains pipe located on site.

Anglian Water does not permit this asset to be located within the curtilage of the proposed building, and we do not permit permeable paving or suds features over our assets. The water main pipe should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance and access is possible.

It is also not clear that the applicant has taken the presence of our water mains pipe into consideration when preparing the site layout and landscape masterplan. We also must advise that Anglian Water does not permit any new trees to be planted within 4.5 metres of the established alignment of any of our assets. Any trees within 4.5 to 6.0-metres of our assets, should be planted in tree pits with the appropriate root barrier protection. Once fully matured the canopy of any tree should not extend across and potential damage our asset and obstruct Anglian Water future access to the pipe.

To overcome our objection, the applicant is required to revise the above layout plans and take in consideration the easement required. These plans need to take account of the location of the asset and should be referred to in any master planning exercises or site layout plans submitted as part of this planning application.

If the above is not possible, the applicant should contact Anglian Water for a Water Mains diversion application. Further information regarding our watermain diversion can be found here: [Water mains diversion](#) .

Anglian Water asset maps can be obtained from: <https://www.digdat.co.uk/>

WATER RESOURCES

Section 2 – Water Supply - Condition

We have reviewed Design, Access, Site Waste Management and Sustainability Report 19627 - JULY 2025, the Flood Risk Assessment REV A July 2025 Part 1 and Part 2 and Planning, Economic and Retail Statement July 2025. The applicant does not provide details of the non-domestic water demand that may be required for the proposed development site and does not provide the details on the number of the occupants for the development units. The proposed development has the potential to require non domestic water supply.

Non- domestic demand refers to water use of industrial processes (e.g. agri-food production or car washes), and there is no legal requirement for us to supply for this type of water usage where it might put at risk our ability to supply water for domestic purposes. Although Anglian Water does not have a statutory obligation to supply for non-domestic purposes, in these circumstances we factor into our Water Resources Management Plan and we do everything we can to support business in the region, with the help of the water retail market. Any application for non-domestic proposals requiring heavy water usage will need to demonstrate that sufficient water capacity is available through a Water Resources Strategy in consultation with us.

Anglian Water currently have a restriction for non-domestic water supply of 20m3 per day. The applicant does not state if the proposed building will be occupied by single or multiple occupants. We must advise that when a development site is occupied by multiple occupants, Anglian Water's non-domestic water supply limitation of 20m3 per day limit is per occupant. We therefore need to ensure the approved development does not exceed this and require a water resources statement which confirms demand will not exceed this. For further information on the non-domestic process please go to: <https://www.anglianwater.co.uk/siteassets/developers/new-content/p--c/aws-non-domestic-demand-policy-sm-v2.pdf>

Condition: No development shall commence until a strategic water resources strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. The strategy will confirm non-domestic water is available to serve the development and should explore innovative solutions which may help reduce overall water demand

Reason: To ensure domestic water supply is not jeopardised and to protect water resources and ensure sustainable development

WASTEWATER SERVICES

Section 3 - Used Water Network

Anglian Water has no public sewers in the area of the proposed development.

We have reviewed the Flood Risk Assessment Part 1 and Part 2 and Rev A Foul & Surface Water Drainage Strategy - Part 1 and 2 July 2025 submitted with the application. It is stated that it is proposed that a package treatment plant be implemented, with treated effluent discharged via the proposed pumped surface water outfall. As the discharge of treated effluent will be made to a channel which may not contain flow throughout the year, an Environmental Permit from the Environment Agency may be required from the for the discharge. It should be noted that granting of the Environmental Permit cannot be guaranteed and the Environment Agency require up to four months to process applications.

The proposed foul water drainage strategy is outside of Anglian Water jurisdiction to comment and the Local Planning Authority should consult the Environment Agency

Section 4 - Surface Water Disposal

Anglian Water has no public sewers in the area of the proposed development.

We have reviewed the Flood Risk Assessment Part 1 and Part 2 and Rev A Foul & Surface Water Drainage Strategy - Part 1 and 2 July 2025 and it is stated that it is proposed that surface water from the development will be discharged to the existing Ordinary Watercourse within the southeast of the site, which drains to the wider IDB catchment.

The proposed surface water strategy for the development site is outside of Anglian Water jurisdiction to make comments. The IDB should be consulted