

Porter, Karen

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 06 May 2026 10:30
To: _planningadvice
Subject: RE: 4. Amendment Consultation H16-0692-25
Attachments: f_planningdv_pl_filesH16-0692-25H16-0692-25_39.pdf

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Good morning,

We have reviewed the documents submitted with the Planning Application H16-0692-25 since our last response.

We have no additional comments to add to our previous response PLN-0235790 dated 15th of December 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: 05 May 2026 15:59
To: Planning Liaison <planningliaison@anglianwater.co.uk>
Subject: 4. Amendment Consultation

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PLANNING CONSULTATION: **AMENDMENT RECEIVED**

Reference Number: H16-0692-25

Type FULL

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

Location: Land to the South of Holbeach Road Spalding

Applicant: Commercial Development Projects Limited

Amended Information:

Amendment 2 - Changes to access arrangements

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 **27th May 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 **Sam Dewar** 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 Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please
contact us on 0345 0263912
or email planningliaison@anglianwater.co.uk.

AW Site Reference: 227821/1/0235790

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: 15 December 2025

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 DRAINAGE STRATEGY - SHEET 1/1506-54-SK05.02 A – DRAINAGE STRATEGY - SHEET 2 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 a diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

From the details submitted to support the planning application the proposed method of foul water disposal does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the proposals. The Local Planning Authority should seek the advice of the Environment Agency if the drainage system directly or indirectly involves the discharge of treated water into a watercourse.

If planning permission is granted the strategy should be listed within the decision notice with any approved plans .

Should the proposed method of foul water management change to include interaction with Anglian Water operated assets (Anglian Water has no public sewers in the immediate area of the proposed development), we would wish to be re- consulted to ensure that an effective foul water drainage strategy is prepared and implemented.

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 - 2 July 2025/1506-54-SK05.02 A - DRAINAGE STRATEGY - SHEET 1/1506-54-SK05.02 A - DRAINAGE STRATEGY - SHEET 2

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

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 has no public sewers in the area of the proposed development. We have reviewed Flood Risk Assessment Part 1 and Part 2 and Rev A Foul & Surface Water Drainage Strategy - 2 July 2025/1506-54-SK05.02 A - DRAINAGE STRATEGY - SHEET 1/1506-54-SK05.02 A - DRAINAGE STRATEGY - SHEET 2 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.

Section 5 – Non-Domestic Water Supply

Anglian Water 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/DRAINAGE STRATEGY - SHEET 1/1506-54-SK05.02 A - DRAINAGE STRATEGY - SHEET 2 .

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 nondomestic 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- nondomestic-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

