

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: 226417/1/0228795

Local Planning Authority: South Holland District

Site: Former Bull And Monkie Church Gate
Spalding PE11 2RA

Proposal: Demolition of vacant former public house
and erection of 88 bed care home including
onsite parking amenity space and
associated works.

Planning application: H16-0767-23

Prepared by: Pre-Development Team

Date: 24 June 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 would ask that the following text be included within your 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 sewers 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 the diversion works should normally be completed before development can commence.

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

This response has been based on the following submitted documents: 221/1811/SK02 Site Drainage Plan, 221/1811/SK01 Existing Foul & Surface Water Drainage Route Beyond Extent of Site Boundary, FRA & SUDS- Former Bull & Monkie PH Spalding Rev C Flood Risk Assessment & Surface Water Drainage Strategy - June 2023, Anglian Water Pre-Planning Report submitted with the planning application.

The sewerage system at present has available capacity for these 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 - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers 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 easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087 Option 2. 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 H16-0767-23.

We have reviewed the submitted 221/1811/SK02 Site Drainage Plan, 221/1811/SK01 Existing Foul & Surface Water Drainage Route Beyond Extent of Site Boundary, FRA & SUDS-Former Bull & Monkie PH Spalding Rev C Flood Risk Assessment & Surface Water Drainage Strategy- June 2023. There is insufficient evidence of the existing connection to demonstrate the assumed existing surface water connection into the Anglian Water network. The submitted infiltration testing is also insufficient. In accordance with BRE 365 , we would expect to see the infiltration testing for a minimum of 24 hours.

The applicant proposes a discharge rate of 7l/s or 5l/s into a 150mm surface water sewer, the proposed discharge rate is considered to be excessive for this development site and the local surface water network does not have the capacity to accommodate the proposed discharge rate as it will increase the risk of flooding within our network.

To overcome our objection the applicant is required to consult Anglian Water Direct in a form of a Surface Water Pre-Planning Enquiry (PPE) submission. To submit a surface water pre-planning enquiry the applicant can click: <https://www.anglianwater.co.uk/developing/planning--capacity/how-to-apply/>

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. It is appreciated that surface water disposal can be dealt with, in part, via Part H of the Building Regulations, it is felt that it is too late at this stage to manage any potential adverse effect. Drainage systems are an early activity in the construction process, and it is in the interest of all that this is dealt with early on in the development process.