
From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 03 February 2025 13:47
To: _planningadvice
Subject: PLN-0221340/H16-0767-23
Attachments: PLN-0221340 - Planning Report.pdf

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Good afternoon

Please see the attached report

Kind regards

Stacey Brereton
Growth Planning Co-ordinator
Team: 0345 0263912
Anglian Water Services Limited



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 Applications – Anglian Water Objection

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: 221667/1/0221340

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: 3 February 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

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.

Reason: to protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 180 of the National Planning Policy Framework.

Section 3 - Used Water Network

Anglian Water objects to any connection into our foul network from the proposed development, due to capacity constraints and pollution risk.

In order to overcome our objection we require that the applicant consults Anglian Water in a form of a Pre-Development enquiry (PPE) in order to define a Sustainable Point of Connection (SPOC). This will avoid the constrained network which could cause pollution and flood risk downstream. The developer is to be responsible for the infrastructure to convey foul water flows from the proposed development to the receiving network. Once a SPOC has been identified and a strategy has been agreed with Anglian Water, we would expect the applicant to submit this PPE as part of their submitted documents for this application, we will then review and respond appropriately.

Anglian Water is committed to supporting sustainable growth and in doing so we must continue to meet the statutory obligations whilst balancing factors such as climate change and environmental protection. However, if the LPA are minded to approve the application, despite our objection and risk of pollution, we recommend the following condition is applied:

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 will identify a sustainable point of connection to the public foul network. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: to protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 180 of the National Planning Policy Framework. If permission is granted we require the applicant to engage with us via our pre-development services and to submit a pre development enquiry.

Information can be found on our website: Pre-planning ([anglianwater.co.uk](https://www.anglianwater.co.uk)) Further information regarding our pre-development services and to submit a pre development enquiry the applicant can click here: Pre-planning ([anglianwater.co.uk](https://www.anglianwater.co.uk))

Section 4 - Surface Water Disposal

Anglian Water object to this application as there is incomplete hierarchy evidence (lack of infiltration testing and a watercourse next to the site). No proof of existing sewer connections and proposed discharge rates that do not align with Anglian Water's policy and would cause significant flood risk.

If the applicant believes the surface water hierarchy has been fully explored, they will need to engage with us and provide evidence that all other options have been exhausted and discounted in line with the Surface Water Hierarchy and with consultation with the LLFA. Only when this engagement has taken place and an agreement issued by Anglian Water will we remove any objections. <https://www.anglianwater.co.uk/developing/drainage-services/sustainable-drainage-systems/surface-water-policy/>

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.

FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition/objection has been recommended above, please see below information:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Foul water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
 - Development size
 - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
 - Connecting manhole discharge location (No connections can be made into a public rising main)
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
- Feasible mitigation strategy in agreement with Anglian Water (if required)

Surface water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
 - Development hectare size
 - Proposed discharge rate (Our minimum discharge rate is 2l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website -<http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation> . For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
 - Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)