



## Planning Application - Anglian Water Response

<b>Anglian Water site reference:</b>	PLN-0237550
<b>Response date:</b>	29 January 2026
<b>Local Planning Authority:</b>	South Holland
<b>Planning application reference:</b>	H16-1191-25
<b>Site address:</b>	39-41 Albert Street Spalding PE11 2LD
<b>Proposal description:</b>	Demolition of redundant commercial buildings and the erection of 5 dwellings

**Should you wish to discuss this response, please find our contact details below:**

**Phone:** 03450263912 (Monday to Friday 08:00 – 17:00 excluding bank holidays)

**Email:** [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

**Response prepared by Anglian Water Growth, Planning and Capacity Team.**

Please find our website below:

<https://www.anglianwater.co.uk/developing/planning--capacity/>

## Section 1 - Assets Affected - Objection

### **Anglian Water OBJECT to the application at this stage.**

We need to inform you that there is a 225mm foul sewer, 250mm foul rising main and 3inch water main which are close to or crossing the site and are affected by the proposed development. We have reviewed the submitted development layout plan and we can see that Plot 5 is affected by the above Anglian Water owned assets.

Anglian Water acknowledge the existing building already close to or over our asset. Nevertheless, for new development Anglian Water does not permit these assets to be located within the curtilage of the proposed building. These assets should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance and access is possible. The site layout plan, as submitted, indicates that the above assets may be located within the curtilage of a building. We strongly recommend that the applicant reviews the site layout plan and takes the above in consideration to reflect the easement required for the sewer which is 3 metres both side of the sewers, and 4.5 metres overall for the water main.

To overcome our objection the site layout needs to take into account the location of the asset, and it should be referred to in any master planning exercises or site layout plans submitted as part of any subsequent planning application. We require all Anglian Water assets to be plotted on layout plans, with accompanying easements shown, for absolute clarity.

If providing any required easements is not possible, Anglian Waters permission is required for diverting, or crossing/building over, any of our assets.

Our Drainage and Connections teams can provide further advice with regard to the diversions, and building over existing assets:

For sewers and drainage queries:

<https://www.anglianwater.co.uk/developers/drainage-services/building-over-or-near-our-assets/>  
drainage@anglianwater.co.uk - 0345 606 6087 - Option 2 (8am to 5pm, Monday to Friday)

For water main queries:

<https://www.anglianwater.co.uk/developing/water-services/water-mains-diversion/>  
connections@anglianwater.co.uk - 0345 606 6087 - Option 1 (8am to 5pm, Monday to Friday)

We would like to be re-consulted when the applicant submits a revised development layout with the application.

## 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 additional foul flows that would arise from the development, 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 Disposal

The sewerage network at present has available capacity for the anticipated foul 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 as there are no details of how surface water will be discharged.** There are no designated public surface water sewers within the vicinity of the proposed development and surface water must not connect to a designated public foul sewer. Therefore, Anglian Water will be unable to serve the sites surface water disposal requirements. If the applicant believes the surface water hierarchy has been fully explored, they will need to 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 evidence has been provided will we remove any objections.

Our surface water policy and further guidance is available on our website:

<https://www.anglianwater.co.uk/developing/drainage-services/sustainable-drainage-systems/>