



## Planning Application - Anglian Water Response

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| <b>Anglian Water site reference:</b>   | PLN-0245118                                                                                                                   |
| <b>Response date:</b>                  | 21 July 2026                                                                                                                  |
| <b>Local Planning Authority:</b>       | South Holland District Council                                                                                                |
| <b>Planning application reference:</b> | H22-0566-26                                                                                                                   |
| <b>Site address:</b>                   | Land East of Delgate Bank Weston Spalding                                                                                     |
| <b>Proposal description:</b>           | Erection of a free range egg laying unit including egg packing and storage building, feed silos and associated infrastructure |

**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

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

## Section 2 - Used Water Disposal

From the Flood Risk & Drainage Assessment Report REV 01 May 2026 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, we would wish to be re-consulted to ensure that an effective foul water drainage strategy is prepared and implemented.**

## Section 3 - 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.

From the Flood Risk & Drainage Assessment Report REV 01 May 2026 submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

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

**Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.**

## Section 4 - Non-Domestic Water Supply - Condition

We have reviewed the submitted documents, and the applicant does not provide details of the non-domestic water demand for the proposed development site and does not provide the details on the number of the occupants for the development units. 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 20m<sup>3</sup> per day. The development site is for a free-range egg laying unit including egg packing and storage building, feed silos and associated infrastructure. The applicant does not state if the proposed building will be occupied by different tenants/occupiers. We must advise that when a development site is occupied by multiple occupants, Anglian Water's non-domestic water supply limitation of 20m<sup>3</sup> per day 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