



## 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 03450263912 or email [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk).

AW Site Reference: 234421/1/0240960

Local Planning Authority: South Holland District

Site: Off Stockwell Gate Whaplode Spalding

Proposal: Residential Development of 5 Bungalows - outline approval H23-0827-22

Planning application: H23-0171-26

**Prepared by:** Pre-Development Team

**Date:** 27 April 2026

### 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

When assessing Dry Weather Flow (DWF) headroom at the receiving Water Recycling Centre (WRC), we apply a three-year Q90 DWF average (2023–2025), together with the flows associated with sites that already benefit from planning consent. Based on the above assessment Moulton WRC is flow non-compliant. However, as this site has planning consent we are obligated to accommodate the domestic flows and we will plan investment, in consultation with the Environment Agency. The responsibility for implementing enhancement to WRC to enable an amended flow permit rests entirely with Anglian Water. Our investment programme aims to ensure that the WRC flow permit is sufficient to accommodate new development within the catchment.

### Section 3 - Used Water Network

We have reviewed the applicant's submitted (Proposed Drainage Strategy Layout SW 22-150-003 B - Sheet 2 of 2) and consider that the impact on the public foul sewerage network has not been adequately addressed at this stage as sheet 1 of 2 is missing. Anglian Water have found that this proposal may result in an increased risk of flooding or pollution from the receiving network.

### 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.

We have reviewed the applicant's submitted surface water drainage information ((Proposed Drainage Strategy Layout SW 22-150-003 B - Sheet 2 of 2) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. 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. 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. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible.