



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:	231600/1/0236745
Local Planning Authority:	South Kesteven District
Site:	Claypole Road Newark Stubton NG23 5BU
Proposal:	Outline application for residential development.
Planning application:	S25/1860

Prepared by: Pre-Development Team

Date: 31 December 2025

ASSETS

Section 1 - Assets Affected

New development must comply with Building Regulations and the Water Industry Act. Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary or affected by the proposals. It is highly recommended that the applicant carries out a thorough investigation of the proposed working area to establish whether any unmapped public or private sewers, lateral drains, or other water infrastructure assets are in existence. Due to the private sewer transfer in October 2011, many newly adopted public used water assets and their history are not indicated on our records. Any encroachment zones should be reflected in the site layout. The development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

Further general information and guidance can be found on our website.

Information on locating our assets:

<https://www.anglianwater.co.uk/developers/development-services/locating-our-assets/>

Guidance on the private sewer transfer regulations 2011:

<https://www.anglianwater.co.uk/siteassets/developers/drainage-services/aws-sewer-ownership-guidance-sm-v2.pdf>

Anglian Waters permission is required for diverting, or crossing/building over, any of our assets:

<https://www.anglianwater.co.uk/developers/drainage-services/building-over-or-near-our-assets/>

<https://www.anglianwater.co.uk/developing/water-services/water-mains-diversion/>

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

drainage@anglianwater.co.uk

connections@anglianwater.co.uk

0345 606 6087 (8am to 5pm, Monday to Friday)

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

Anglian Water has reviewed the application form and it is stated that the applicant proposes to utilise a septic tank or package treatment plant. It is understood that the drainage strategy would be subject to review and response by the Environment Agency, as part of this application and a separate approval process would be required. At this stage, it is not clear whether this alternative method is an acceptable solution which could be implemented to deal with foul drainage, therefore we would recommend a condition if the application is approved:

Condition: Prior to the commencement of development, full details regarding the on-site septic tank or package treatment plant must be submitted to and approved in writing by the local planning authority. These details must include the approved permit from the Environment Agency, as well as information about the adopting body and the plan for ongoing maintenance. The development shall be carried out in strict accordance with the approved septic tank or package treatment plant details prior to first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory foul drainage from the development and to safeguard the receiving water body. This is a pre-commencement condition as the foul drainage needs to be agreed at the outset of the development.

Section 3 - Used Water Network

Anglian Water has reviewed the application form. The applicant is proposing to discharge foul drainage with a septic tank or package treatment Plant. This alternative proposal does not require a connection to Anglian Water and our agreement is not being sought on this. However, for the avoidance of doubt, should the drainage strategy be considered acceptable to the Environment Agency going forward and planning permission granted on this application, we would require that full details are included in the list of approved drawings and documents within the Decision Notice.

In the event that the proposed foul water drainage strategy management changes to include interaction with Anglian Water operated assets, we would require that we be re-consulted to ensure that an effective sustainable point of connection for the site is prepared and implemented.

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.

From the documents submitted, there are no confirmed 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. Anglian Water request a condition is applied, should planning permission be granted.

Condition: No development shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the strategy.

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

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