



Planning Application - Anglian Water Response

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| Anglian Water site reference: | PLN-0239674 |
| Response date: | 17 March 2026 |
| Local Planning Authority: | South Kesteven |
| Planning application reference: | S26/0237 |
| Site address: | Land Adjacent Heatherway House Fenton Road Stubton Lincolnshire NG23 5DB |
| Proposal description: | Outline planning application for a residential development with all matters reserved except for access |

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

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

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>

If providing any required easements is not possible, 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/new-water-mains>

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)

Section 2 - Wastewater Treatment - Objection

Anglian Water objects to the proposed development due to the intended connection to the public foul drainage network. The proposed development is situated within the catchment area of the Stubton Water Recycling Centre (WRC), which is currently classified as a Descriptive Works – a small WRC with a descriptive permit. There is no planned investment in this catchment and any additional flow poses an environmental risk to the watercourse.

To overcome our objection the applicant should carry out 12 months of flow monitoring to measure the total daily volume of treated effluent being discharged from the WRC. The data should be shared with us and if it is proven that the total volume, with the addition from the proposed development, does not exceed the permitted volume for this WRC then our objection could be removed.

Prior to carrying out flow monitoring the applicant needs to contact Anglian Water at planningliaison@anglianwater.co.uk to discuss how this must be undertaken. Please find the link for Anglian Waters Descriptive Works Position Statement:

<https://www.anglianwater.co.uk/siteassets/developers/new-content/p--c/descriptive-works-position-statement-march-2025.pdf>

Section 3 - Used Water Disposal

The sewerage network at present has available capacity for the anticipated foul flows. However as advised above, any connection into our foul network from the proposed development will contribute to

pollution and deterioration of the watercourse via the WRC as it cannot accommodate additional flows. If the LPA is minded to grant approval despite our WRC objection, the developer will need to 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 - 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.
3. 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 - Condition

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/>

Section 5 - Environmental Incentive Scheme

Anglian Water's Environmental Incentive Scheme (EIS) has been developed in accordance with the Environmental Incentive Common Framework (EICF), which was released by Ofwat in December 2024. For this charging year, 2025-26, and in accordance with Ofwat guidance, only household properties will be eligible for our EIS. We will continue to reassess this for future charging years.

There are then two types of Environmental Incentive in our EIS. The first is our Water Environmental Incentive and the second is our Sewerage Environmental Incentive.

| Environmental Incentive | Charge Per Property |
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| Water Environmental Incentive | -£500 |
| Sewerage Environmental Incentive (50% of Sewerage Infra) | -£202 |
| Environmental Incentive Component Charge Water | £100 |
| Environmental Incentive Component Charge Sewerage | £0 |

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| Additional Water EIS Audit (per premises) | £84 |
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Our EIS will be available between 1st April 2025 and 31st March 2030 and during this period, we reserve the right to make any amendments to the EIS as we may see fit, including amendments to the value of both Environmental Incentives and the Component Charges. The EIS may close on 31st March 2030, therefore to qualify for the Environmental Incentives, your plot must be connected to our network, and validated by us. Please refer to our Developer Charging Arrangements for full details.

To learn more or apply for our environmental incentive scheme please visit our website:

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