

Planning Application – Anglian Water Objection(s)



AW Site Reference: 227642/1/0233853

Local Planning Authority: North Lincolnshire (B)

Site: land south of A1077 Barrow Road, Barton upon Humber

Proposal: Planning permission for a residential development with associated internal vehicular and pedestrian access, landscaping and infrastructure and formation of a new roundabout junction on Barton Road linking to a section of Barton upon Humber's relief r

Planning application: PA/2023/1607

Prepared by: Pre-Development Team

Date: 05 November 2025

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

Anglian Water OBJECTS to the proposed development under Planning Application PA/2023/1607 due to the intended connection to the public foul drainage network. This site is located within the catchment of the Barton-On-Humber Water Recycling Centre (WRC), which currently lacks the capacity to accommodate the additional flows that would be generated by the proposed development. Anglian Water has determined that the site is unsustainable due to the associated environmental risk and the increased discharge rates, which could lead to a deterioration in water quality and an unacceptable risk of breaching environmental legislation at Barton-On-Humber WRC.

Considering these concerns, we recommend that planning permission be refused on the grounds of insufficient infrastructure capacity and to prevent environmental harm. Anglian Water collaborates with local planning authorities across the region to identify sustainable locations for future development, taking into account infrastructure capacity as part of the development plan processes. We also work closely with our regulators to identify opportunities for future growth investment. At present, no funding has been allocated at this Water Recycling Centre (WRC) for AMP 8 (2025- 2030). However, we may seek to promote investment through our future business plans.

Section 3 - Used Water Network

Anglian Water OBJECTS to any connection into our foul network from the proposed development due to capacity constraints and pollution risk.

A sustainable point of connection (SPOC) cannot be given due to the development flows contributing to pollution and deterioration of the watercourse. As stated above, the receiving WRC also cannot accommodate additional flows. Anglian Water is committed to supporting sustainable growth and in doing so we must continue to meet our statutory obligations whilst balancing factors such as climate change and environmental protection. Anglian Waters position is to object.

However, if the LPA are minded to approve the application, despite our objection and risk of pollution, we recommend the following condition is applied:

Condition: no development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the local Planning Authority, in consultation with Anglian Water. This strategy will identify a sustainable point of connection to the public foul network. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: to protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 180 of the National Planning Policy Framework.

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.

Anglian Water has reviewed the submitted documents Flood Risk & Drainage Assessment - JAG-AD-JF-47658-Rp001 Rev G JULY 2025 and Proposed Drainage Layout drawing no. BRBH-AWP-ZZ-XX-DR-C-3000 Rev S4 and can confirm that these are acceptable to us. We require these documents to be listed as approved plans/documents if permission is granted.

Source Protection Zone (SPZ)

Section 5 – SPZ Response and Conditions

Anglian Water has assessed the proposed development from a groundwater risk perspective, given its location within Source Protection Zone (SPZ) 2 of a groundwater abstraction point (or points) used in the provision of public drinking water supplies. Developments proposed within a SPZ need to be planned and constructed with consideration for the risks of pollution to controlled waters (groundwater) so as to minimise the potential risk to public health from groundwater contamination.

We note that the developer commissioned a Phase 2 Geo-Environmental Investigation for the proposed development site, with a report titled 'Phase II Geo-Environmental Assessment Report, Barton upon Humber' and dated 22 August 2023. We are satisfied that an appropriately designed investigation into potential sources of contaminants has been completed, and that the risk to controlled waters (groundwater) because of disturbance and mobilisation of historic contaminants on the site during/after construction is likely to be low.

We also note from the document titled 'Flood Risk and Drainage Assessment for a Proposed Residential Development on land to the south of Barrow Road, Barton-Upon-Humber, North Lincolnshire' and dated July 2025, that infiltration SuDS are not planned for the site. As such, there should be no such risk of contamination to controlled waters (groundwater).

Condition: If the design of the site's surface water disposal system deviates from that which was proposed in the document titled 'Flood Risk and Drainage Assessment for a Proposed Residential Development on land to the south of Barrow Road, Barton-Upon-Humber, North Lincolnshire' and dated July 2025, and the revised system incorporates infiltration SuDS devices, the developer shall conduct an appropriate risk assessment to demonstrate that the risk of contamination to controlled waters (groundwater) has been assessed and that such SuDS features have been designed accordingly, with consideration for the appropriate hierarchy of control.

Reason: The proposed development site lies within SPZ 2 – and just beyond the SPZ 1 boundary – of an Anglian Water Services groundwater abstraction point (or points) used in the provision of public drinking water supplies. The principal chalk aquifer is close to surface on the proposed development site, which increases its vulnerability to contamination, and therefore the potential future risk from inadequately designed infiltration SuDS features.

