Delivering Sustainable Growth

Anglian Water Planning Responses

October 2025

Hannah Wilson - Planning Manager

Why now?

- Environmental standards and public expectations are tightening on the health of rivers and the coast
- There has been a significant increase in water demand for non-household (20% last year)
- Government target to build an additional 75,000 homes in the region in the next 4 years
- Not funded to create spare headroom
- Evolving and improving intelligence on growth and long-term planning

Using the planning system

- Sites with planning consent have the right to connect regardless of capacity constraints, pollution and/or flood risk.
- The use of planning conditions to manage connection to our network is supported by the Supreme Court decision in the case of **Barratt** Homes Limited **v Welsh Water** in December 2009, where it is stated that ***water companies should use the Town and Country Planning Act to control the right to connect.***

Non-Domestic Water Allocation

- Anglian Water has a statutory duty to supply water for domestic purposes, including for non-household properties.
- There is no legal requirement for us to supply non-domestic water use for industrial processes (e.g., agri-food production, car washes) where it might put at risk our ability to supply water for domestic purposes.
- We are currently declining non-domestic water demand requests above 20,000 litres per day across the Anglian Water supplied region (annual review of WRZs).
- We will request a Water Resource Assessment for anything designated as a Nationally Significant Infrastructure Project or Special Development Order.

Water Recycling Centres

- Growth Schemes funded via customer bills
- 63 growth schemes approved by Ofwat in our Business Plan
- Numeric Permits & Descriptive Works

Water Recycling Capacity

- Capacity Assessment: capacity is determined by DWF Q90 + the anticipated flows from developments with planning consent.

Responses:

- Objection – If the assessment shows there is insufficient capacity at the WRC & there is no planned investment
- Condition – If there is planned investment in AMP8, we will recommend a pre-occupation planning condition
- No concerns – where the receiving WRC has capacity to accommodate the entire development proposal.

Descriptive WRCs:

- Objection – Applicant could overcome our objection if they carried out one year's flow monitoring to establish if additional flows would not cause environmental harm.

Within Catchment Movements

Redevelopment of/or school expansions considered as known growth

Use	Threshold Applies	Threshold (M^3)	Rationale
Shops	Yes	1500	Predominantly local custom
Pubs/Bars	Yes	250	Displacement
Fast Food Outlets	Yes	250	Predominantly local custom
Creche/Day Nursery	Yes	250	Predominantly local custom
Library	Yes	250	Displacement
Public Meeting Hall	Yes	1500	Predominantly local custom
Religious	Yes	250	Predominantly local custom

Used Water Network

Sustainable Point of Connection (SPOC) Network

- Developer funded
- Capacity assessment of the foul network considering the following risks:
  - Pollution
  - Flooding
  - Compliance
- SPOC identified and specified in recommended planning condition
- If there is no SPOC identified/possible, then we will Object due to the potential environmental impact

Pre-Planning Enquiry Service

- Forms part of your due diligence

- Tiered Service offering covering
  - Foul Water drainage
  - Surface Water drainage
  - Domestic Water need
  - Water resource – commercial processes

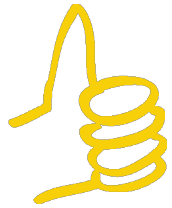
- Full details of how to apply are available on our website

Working Collectively as we Look to the Future

- Working with our regulators
- Update our website and inform customers when new data is available
- Collaboration and engagement with LPAs
- Pre Planning tier service
- Long Term Planning – Drainage & Wastewater Management Plan (DWMP)

Drainage and wastewater management plan

Thank you for listening



Contact us

Local Plans, Neighbourhood Plans and NSIPs: strategicgrowth@anglianwater.co.uk

Development Management and Planning: planningliaison@anglianwater.co.uk