

**From:** EIR  
**Sent:** 03 October 2025 15:51  
**To:** [REDACTED]  
**Subject:** [REDACTED]

Dear Requester

Thank you for your request for information about Lubenham, which we received on 7 August 2025. Your request has been considered under the Environmental Information Regulations 2004 (EIR).

You requested:

**1) Lubenham Pumping Station**

- a) What is the current operational capacity of the Lubenham PS and how close is it to its designed limit under existing loads?
- b) When was Lubenham PS last upgraded or expanded? Are any works proposed within AMP8?
- c) Can you clarify whether the Lubenham spills were due to overcapacity, blockages, stormwater ingress and/or other factors?
- d) What cumulative development inputs are already factored into your load forecasts? This includes but is not limited to Airfield Farm, Lubenham View, Gartree prison.
- e) Is Lubenham PS included in any internal Anglian Water risk register or CSO priority list?

**2) Market Harborough WRC**

- a) The provisional year or phase within AMP8 when upgrades are expected?
- b) The planned investment year, if different?
- c) The scope of works (e.g. capacity vs. treatment quality)?
- d) Whether AMP8 funding has been finalised or remains subject to approval?
- e) Does your "headroom" calculation include Laughton Road and other nearby planned development?
- f) Will your eventual confirmation of capacity include any impacts from Lubenham PS, or are these treated separately?
- g) Is it anticipated that sufficient treatment capacity will exist by the time the Laughton Road development is built and occupied?
- h) Will the required treatment capacity definitely be in place at first occupation, or is this still an assumption awaiting confirmation?

**3) Foxton WRC**

- a) Can you confirm whether any routing to Foxton WRC occurs, either routinely or during storm events?
- b) If so, how is this accounted for in Anglian Water's headroom calculations?
- c) Has Foxton WRC operated near capacity or spilled in the past 5 years?

**4) River Welland**

- a) The principal contributors to nutrient and bacterial pollution in this stretch of the catchment?
- b) The extent to which discharges from Harborough WRC, Foxton WRC, Lubenham PS and other assets in the district affect river condition?
- c) Whether Anglian Water has modelled the cumulative impact of these flows and, if so, whether any findings can be shared?

- d) What monitoring, upgrade or mitigation plans are currently in place to reduce CSO discharge into the Welland?

**5) Developer Engagement Pre-Planning & Foul Drainage Strategy**

- a) Has the developer submitted a formal Pre-Planning Enquiry (PPE)?
- b) Has a Sustainable Point of Connection (SPOC) been agreed?
- c) Have you received a foul drainage strategy or offsite infrastructure proposal as part of the submission?

**6) Governance, Adoption & Long-Term Risk**

- a) If the developer proposes onsite pumping or foul water infrastructure, what expectations does Anglian Water have regarding maintenance responsibilities and adoptability?
- b) Are there past examples of unmanaged private drainage systems resulting in failure, pollution or resident/public disputes?
- c) Would Anglian Water support a planning condition preventing occupation until a fully costed, legally secured and adoptable foul drainage strategy is agreed?

**7) Improved Governance Infrastructure Resilience Fund**

The developer has proposed that a private management company will manage green infrastructure. If adoption is not achievable, would Anglian Water be open to an alternative model

**8) Your Objection and Our Support**

Would Anglian Water support a condition prohibiting development or occupation at Laughton Road until a drainage scheme is demonstrably adoptable or backed by a formal governance arrangement with ring-fenced funding managed by a responsible body?

**EIR Response: Provision of Requested Information**

Thank you for your patience.

**Item 1** is held by Anglian Water and has been provided below.

Information on the capacity of the pumping station is not held

There is no proposed plans for Lubenham pumping station in AMP8 and it has not been upgraded or expanded.

The spills from Lubenham were predominately on wet days as the result of rainfall.

In response to this enquiry a service visit and check of the pumping station on 21 August 2025. The pumping station was given a full service.

Airfield Farm – Flows from this development will not be connecting to Lubenham PS as the site is downstream.

Lubenham View - Flows from this development will not be connecting to Lubenham PS as the site is downstream.

Gartree Prison – Flows from this site drain to the North, to Foxton WRC so will not have any impact on Lubenham PS

Lubenham Pumping Station is not on a risk register or priority storm overflow list.

**Item 2** is held by Anglian Water and has been provided below.

There are a number of schemes planned for Market Harborough Water Recycling Centre in AMP8. These include growth scheme currently planned for 31 March 2029 and spill reduction schemes with an obligation date of 31 March 2030

When assessing the receiving water recycling centre’s (WRC) dry weather flow (DWF) headroom we take the latest Q90 DWF figures, as verified by the Environment Agency, and add sites with planning consent to this. Capacity is considered on a site-by-site basis, factoring in the proposed sites intended use and the anticipated flows.

Market Harborough WRC is included within our Business Plan as a named growth scheme with investment delivery planned between 2025-2030.

To ensure there is no pollution or deterioration in the receiving watercourse due to the development foul flows we are currently recommend planning conditions are applied if permission is granted on new development in the Market Harborough WRC catchment area, or objecting if proposals surpass the capacity of the WRC.

When conducting capacity assessments for proposed developments, we take into account the capability of our network infrastructure, and look at receiving sewers, rising mains, pumping stations, and the receiving WRC.

Anglian Water cannot reserve capacity within our network or at the receiving WRC for prospective development which lacks planning consent, and available capacity in our network and WRCs can be reduced at any time due to growth, increased demand, regulatory changes, and environmental change.

In 2025 Lubenham Pump Station has displayed some activations on the Customer Storm Overflow map. However all of these short duration activations have been redacted by regulatory rounding resulting in 0 spills for Lubenham pump station.

**Item 3** is held by Anglian Water and has been provided below

Foxton (Leics) WRC has limited available capacity, and is an AMP 7 scheme with AMP 8 delivery. When responding to applications for new development, Anglian Water are recommending conditions to the Local Planning Authority. Similar to the above, these are to request that prior to occupation written confirmation from Anglian Water must be submitted confirming there is sufficient headroom at the water recycling centre to accommodate the foul flows from the development site.

Anglian water does not discharge from Lubenham pumping station to Foxton WRC. There is no pipework to enable this and we have not removed any sewage from Lubenham and discharged it to Foxton WRC by tanker wither.

Event duration monitor returns showing activation of EDM’s at storm overflows can be found on our website <https://www.anglianwater.co.uk/environment/storm-overflows/>

**Item 4** is partially held by Anglian Water and has been provided below.

Parts A to C would be best answered by the Environment Agency who set our discharge permit levels and carry out routine river water quality monitoring.

What monitoring, upgrade or mitigation plans are currently in place to reduce CSO discharge into the Welland?

Since 2020 the following are recorded with a minor impact to the environment. This data is an extract of the EA’s National Incident Recording System.

Observed date and Time	Location	Grid_Ref__Confirmed_	Water Cat
18 January 2025	Rising main-Lubenham Sp, Lubenham, Market Harborough	SP 70763 86962	3

20 March 2022	Market Harborough WRC, Sutton Road, Dingley, Sutton Bassett	SP 75882 88865	3
09 September 2020	Foxton WRC FOXTST, Foxton WRC (Leics), Foxton, Foxton, Market Harborough	SP 71420 90776	3

Our WINEP and business plans can be found on our website [Our Plan 2025 to 2030 - PR24](#) and [Future investments](#)

**Item 5** is held by Anglian Water and has been provided below.

A Pre-Planning Enquiry has been submitted for this site, ref PPE-0209622, and has been submitted in the documents for 25/00295/OUT.

Please see Appendix F in the 'Flood Risk Assessment' on the Local Planning Authority website. The applicants proposed foul drainage strategy can also be found within this document, and also within the proposed plan document named 'Drainage Strategy'.

As indicated in our comments, dated 7 April 2025 ref PLN-0224732, a SPOC had not been agreed.

**Item 6** is held by Anglian Water and has been provided below.

Non-adoptable private drainage infrastructure is outside of our jurisdiction for comment. Anglian Waters comments are based on the point of connection into our network, up to and including the receiving WRC. Sewers must be in accordance with DCG. With regard to the foul network, Anglian Waters position is to object until a foul drainage strategy has been agreed, which includes a Sustainable Point of Connection (SPOC) to overcome existing network constraints. Regarding the WRC, Anglian Waters position is to recommend a condition to confirm capacity is available before occupation.

**Item 7 and 8** is considered not to fall within the definition of 'environmental information' under EIR. Please note that in EIR responses, wherever possible we try to assist you with also including a response to wider queries, complaints and disputes raised in connection with this matter. To follow is a response to your Anglian Water query:

Anglian Water aims to be proactive in responding to new planning applications by conducting capacity assessments on our network. When pollution risk, constraints, or risk to the public network are identified, Anglian Water will object, or request appropriate conditions be applied by the deciding Local Planning Authority, to help protect our existing customers, and the environment.

We encourage developers to engage with Anglian Water early in their pre-development stages via our Pre-Planning Enquiry (PPE) service, to identify and address any concerns ahead of proposed development.

The decisions and conditions imposed upon new planning applications are ultimately decided by Local Planning Authorities, and under section 106 of the Water Industry Act, Anglian Water are obligated to accommodate domestic flows from sites with unconditional planning consent, regardless of any capacity constraints.

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If you are unhappy with the service you have received in relation to your request and wish to request an internal review, you should email [EIR@anglianwater.co.uk](mailto:EIR@anglianwater.co.uk) or write to:

Legal Director, Anglian Water Services, Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon PE29 6XU

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at:

Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire SK9 5AF

If you have any queries about this email, please contact us via [EIR@anglianwater.co.uk](mailto:EIR@anglianwater.co.uk) .

Yours sincerely

EIR Team

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