

[REDACTED]

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**From:** EIR  
**Sent:** 19 November 2025 15:30  
**To:** [REDACTED]  
**Subject:** [REDACTED]  
**Attachments:** Foul Network and WRC objections and conditions 1stNov24 to 31stOct25 redacted.xlsx; AW WRC PLANNING RESPONSES MAY 25.xlsx

Dear Requester

Thank you for your request for information about planning applications, which we received on 23 October 2025. Your request has been considered under the Environmental Information Regulations 2004 (EIR).

You requested:

1. Information on any planning application in the Anglian Water area in the last 5 years where sewage capacity has been deemed inadequate

### **EIR Response: Provision of Requested Information**

Please find attached:

- Foul Network and WRC objections and conditions 1stNov24 to 31stOct25 redacted.xlsx
- AW WRC PLANNING RESPONSES MAY 25.xlsx

**Item 1** is held by Anglian Water and has been provided as an attachment.

Anglian Water does not have a dataset containing planning responses prior to November 2024 where it was concluded that sewage capacity was deemed inadequate. However all Anglian Water planning responses prior to this date will be available within the public domain on Local Planning Authority websites.

Anglian Water have kept a dataset since 1st November 2024 of applications where we have objected or requested conditions relating to the receiving Water Recycling Centre, or the foul sewer network. Whilst the majority of applications included in the spreadsheet relate to capacity constraints, some may not. Please note that the dataset contains a lot of manual data entry, so we can not guarantee the accuracy or completeness due to errors or accidental omission.

Please be aware that our planning responses may have changed since the original entry on an ad-hoc basis, for example following clarification of proposed drainage strategies.

Find this in Foul Network and WRC objections and conditions 1stNov24 to 31stOct25.xlsx, with the following notes below.

#### **The date of the planning request**

Note 1. The date column indicates the date of Anglian Waters response. Please be aware responses may have also been sent before or after this date. Full details and any further responses will be viewable on the Local Planning Authorities website.

#### **Location of the planning request**

Note 2. This is in the format of the site address, usually copied from the Local Planning Authority website, but may have been abbreviated due to character limits. Please see the respective Local Planning Authority websites for authoritative detail on the proposed development locations.

#### **The number of properties planned**

Note 3. For proposals where only dwellings are proposed, the quantity is stored in the 'Number' column. For proposals which include commercial development, quantities are not stored in a meaningful format (including those which also include dwellings).

Please see the respective Local Planning Authority websites for authoritative detail on proposals.

**Whether the system in the location has/had enough capacity to support the development**

Note 4. Anglian Water object or request appropriate conditions if there are capacity constraints. Whilst the majority of applications included in the list relate to capacity constraints, some may not, please see Anglian Waters planning responses on the Local Planning Authority websites for further detail.

The nature of our objection or condition is categorised by columns C, D, E and F.

**What decision was ultimately made (eg pre commencement sewage system expansion, preoccupation etc)**

Note 5. Information regarding whether applications are refused or approved is stored, but not detail regarding conditions attached to decision notices. All decisions and conditions imposed upon planning applications will be available, or requestable from, Local Planning Authorities. Please see the decision notices on the respective Local Planning Authority websites for further detail.

Once an application has been approved, if there are conditions relevant to Anglian Water, the Local Planning Authority will typically consult AW when there is a Discharge of Condition application for the respective condition.

**Whether the development was built - and whether it was connected to the sewage system.**

Note 6. We do not keep track of whether individual planning applications that we requested conditions for, or objected to, eventually request connections to our network. Under Section 106 of the Water Industry Act, Anglian Water are obligated to accommodate flows from development with unconditional planning consent, regardless of any capacity constraints. Should the developers wish to connect into our network, this is done through the Section 106 process:

<https://www.anglianwater.co.uk/developing/drainage-services/connect-to-sewer-network>

Section 106 approvals are confidential.

**Please can you also list the sites in your jurisdiction where sewage infrastructure is over or at capacity.**

Please find attached a list of our Water Recycling Centres, with accompanying planning responses - subject to site by site capacity and exception checks.

This is AW WRC PLANNING RESPONSES MAY 25.xlsx

Column C indicates our planning responses:

Approve - has headroom available, subject to site by site capacity checks

Condition - Anglian Water will request a condition, as the WRC has a growth scheme.

Object - Anglian Water will object due to insufficient capacity and pollution risk

Object - Descriptive/SSD - AW will object due to the nature of the WRC permit, please see the following statement:

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

If there are specific queries regarding proposed development, please contact [planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk) outlining the details, including any reference numbers.

Personal data and non-environmental information have been redacted from the information provided.

Under the Water Industry Act 1991, sites with planning consent have an automatic right to connect to Anglian Water (and other water company) owned foul sewers. This means that legally we cannot refuse connections to our sewer networks. Once a development has planning permission, developers have an automatic right to connect to our network. It's worth noting that England is an outlier within the UK on this – elsewhere in the country, water and sewerage capacity is taken into account alongside other planning considerations.

The Barratt Homes vs Welsh Water legal case established the principle for water companies to use the planning system to control connections and we do actively engage in the planning process. Although we aren't a statutory consultee on planning applications, we can object to planning applications, or ask for planning conditions to be applied to sites. Planning authorities do not have to take our conditions or objections into account, because we are not statutory consultees in the planning process – so we do not have the power to prevent connections if a local

authority chooses to grant planning permission. It's important to note that, since we implemented this approach this time last year, only 4 planning applications in our region have been refused on the basis of our objections.

To help protect the environment, we are objecting to planning applications or asking for conditions to be placed on planning permission in some areas, which state that the houses should not be occupied until we've completed planned upgrades. However, it is for local authorities to decide whether they accept or reject our recommendations. We intend to continue working closely with developers and planning authorities in the impacted areas, to coordinate the timings of upgrades so that, where conditions are placed on sites, new homes don't remain unoccupied for any longer than necessary.

We are funded by Ofwat through the Price Review process to account for growth, however successive Price Reviews have underfunded the industry so not everywhere has capacity for growth. Government has also recently significantly increased the level of growth planned – and this was announced after we submitted our PR24 plans. The updated housing figures in the National Planning Policy Framework have resulted in an uplift of c.75,000 homes across our region by 2030, for which no funding has been provided by Ofwat in our current Final Determination. Local authorities are still working through revising their local plans to account for these increases and we are working to prioritise our growth investment to account for planned growth. However it is likely that many will come forward in areas where we do have capacity to accommodate the growth. We anticipate that 175,000 new homes will come forward in locations where we currently have capacity to the end of AMP8.

If you'd be interested in discussing this further, our press office would be very happy to provide some more information or set up a time for a background briefing – they're available at [pressoffice@anglianwater.co.uk](mailto:pressoffice@anglianwater.co.uk).

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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**

**Anglian Water Services Limited**

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