26.10.2026

Anglian Water Services Consultation Response

South Norfolk Village Clusters Housing Allocations Plan (SNVCHAP)

Main Modifications Consultation

1. Anglian Water Services

Anglian Water is the water and water recycling provider for over 6 million customers in the east of England. The region we serve, is the driest in the country, receiving less rainfall than other regions. Our region is prone to both drought and flooding — 28% of land is low-lying. It is also rapidly growing – home to three of the fastest-growing cities in the UK, Cambridge, Peterborough and Milton Keynes – alongside a thriving agricultural and burgeoning green energy industry, all of which have significant demands for water and drainage.

As a long-term, purpose-driven business, we are planning sustained investment over decades, to build resilience against a changing climate, deliver essential investment in water and sewerage infrastructure, alongside protecting and enhancing the environment: all of which will create jobs and bolster the local economy. Our 'Blueprint for Growth' sets out how we are undertaking a practical approach to growth in now and long-term (May 2026) growth-manifesto.pdf

2. Anglian Water and Local Plans

Anglian Water is the statutory water sewerage undertaker for the administrative area of South Norfolk Council and a statutory consultee under The Town and Country Planning (Local Planning) (England) Regulations 2012. Anglian Water wants to proactively engage with the local plan process to ensure the plan delivers benefits for residents and businesses in the area, and in doing so protect the environment and water resources. As a purpose-led company, we are committed to seeking positive environmental and social outcomes for our region.

3. Commentary on the SNVCHAP Main Modifications

Anglian Water welcomes the opportunity to comment on the SNVCHAP main modifications – our representations are as follows:

Main Modification	Anglian Water comments
MM3 Cluster 2: Alpington,	Anglian Water notes that the site VC ALP1REV has increased to 30 dwellings, from 25. This does not present any issues regarding dry weather flow capacity at Sisland WRC. We encourage early

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Yelverton and Bergh Apton	engagement with Anglian Water to identify a sustainable point of connection to the wastewater network, as proposals are developed.
MM5 Cluster 3: Aslacton, Great Moulton and Tibenham	Anglian Water is supportive of the additional text to Policy VC ASL1REV to ensure that early engagement is undertaken with us to ensure there is adequate capacity in the wastewater network.
MM12 Cluster 6: Bawburgh	Anglian Water supports the modification in Policy VC BAW1REV to seek early engagement with us regarding the phasing of development within the catchment of Whitlingham water recycling centre (WRC). Whitlingham WRC is identified for a growth scheme in our Business Plan, for delivery in AMP8 (2025-2030). Anglian Water is regularly updating on progress with several investments at Whitlingham WRC in AMP8 through the establishment of the Whitlingham Local Liaison Group, which is includes a wide range of stakeholders, including local planning authorities.
MM14 Cluster 8: Brooke, Kirstead and Howe	Anglian Water notes the site is proposed to reduce from 50 to 25 dwellings. The site is within the Sisland WRC catchment, where there is sufficient capacity to accommodate the proposed growth in policy VC BRO1REV.
MM17 Cluster 12: Ditchingham, Broome, Hedenham & Thwaite	There is very limited capacity for growth in the Ditchingham WRC catchment. As our WRC Planning Responses spreadsheet indicated (circulated to local planning authorities in April 2026), the capacity of the WRC has been highlighted as constrained, particularly as there is already an existing commitment for 27 homes (2025/1083) likely to connect to the network prior to any development coming forward on the proposed site allocation. This site (Policy VC DIT1REV) would need to be phased to come forward later in the plan period to align with a future infrastructure scheme. Strategies for the short-, medium-, and long-term will be developed as part of our Drainage and Water Recycling Management Plan (DWMP28 – 2030 to 2055) which is currently being prepared. This will be published in 2028 and will inform investments in our PR29 Business Plan for AMP9 2030-2035. Anglian Water supports the amendments to the policy. This is to clarify that we would need to agree with the developer/applicant at the point when wastewater flows can be accommodated – both in the network and at the receiving WRC. We welcome the modification to the supporting text, as given the limited capacity at Ditchingham WRC, future upgrades will be required

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	to accommodate additional growth in the catchment, meaning that future proposals will need to be phased to align with infrastructure investment.
MM20 Cluster 14: Earsham	Anglian Water notes the increase of 25 dwellings and extended site area for policy VC EAR2REV. We conclude that there is sufficient capacity at Earsham-Bungay Road WRC to accommodate wastewater flows from additional growth when considered cumulatively with site VC EAR1. We welcome the modification and reference to Anglian Water, with other Risk Management Authorities, in the supporting text regarding the preparation of the Flood Risk Assessment to address all sources of flooding.
MM22 Cluster 16: Gillingham, Geldeston & Stockton	This site (VC GIL REV1) is within the catchment for Beccles-Marsh Lane WRC. Anglian Water's Business Plan has identified a growth scheme for delivery in AMP8 at Beccles-Marsh Lane WRC. We are currently reviewing growth forecasts for all 2025-2030 growth schemes to understand the current delivery need and capacity required and prioritising them based on associated risks at each site. It is noted that an outline application was submitted in 2022, for residential development on this site, which corresponds with the increase of 4 dwellings to total 44 dwellings on the site. Our planning response in March 2025 indicated there was capacity for growth but recommended that if permission was granted a condition is attached to ensure development is only occupied once the growth scheme has been delivered. This is to prevent harm to the environment. We agree with the main modification to this policy regarding early engagement with Anglian Water to ensure there is sufficient capacity to accommodate wastewater flows from the development.
MM31 Cluster 23: Little Melton & Great Melton	There is an identified growth scheme for delivery in AMP8 (2025-2030) at Whitlingham WRC. We are currently reviewing growth forecasts for all 2025-2030 growth schemes to understand the current delivery need and capacity required and prioritising them based on associated risks at each site. If a planning application comes forward in advance of the delivery of the growth scheme at Whitlingham WRC, we would advise that permission is only granted if a condition is attached to ensure

Main Modification	Anglian Water comments
	development is only occupied once the growth scheme has been delivered. This is to prevent harm to the environment. We agree with the main modification to policy VC LM1REV to require early engagement with Anglian Water regarding the need to phase development within the catchment of Whitlingham WRC.
MM33 Cluster 25: Mulbarton, Bracon Ash, Swardeston & East Carleton	Anglian Water notes the increase from 20 to 30 dwellings for this site (Policy VC SWA1REV). We consider that there is sufficient capacity at Swardeston-Common WRC to accommodate wastewater flows from additional growth in the SNVCHAP, when considered cumulatively with site VC SWA2REVA.
MM34	Anglian Water notes the increase in 15 dwellings to 55 dwellings for this site (Policy VC SWA2REVA). We consider that there is sufficient capacity at Swardeston-Common WRC to accommodate wastewater flows from additional growth in the SNVCHAP, when considered cumulatively with site VC SWA1REV.
MM36 Cluster 26: Needham, Brockdish, Starston & Wortwell	The site (VC NEE1) is outside our WRC catchments and therefore is very likely to require private wastewater treatment plant on site – subject to discharge permit requirements prescribed by the Environment Agency. We therefore support the addition of the engagement with the Environment Agency in respect of the preparation and submission of a site-specific foul drainage strategy.
MM40 Cluster 27: Newton Flotman & Swainsthorpe	Anglian Water welcomes the modification to Policy VC NEW1 to ensure applicants seek early engagement with us to establish if there is adequate capacity in the wastewater network. The site is within the catchment of Saxlingham WRC which currently has capacity for the growth.
MM42 Cluster 28: Pulham Market & Pulham St Mary	It is noted that the site Policy VC PSM1REV has increased from 50 to 75 dwellings with an extended site area. The site is within the catchment of Pulham St Mary WRC which has sufficient capacity to accommodate wastewater flows from the revised site.
MM44 Cluster 33: Seething & Mundham	Anglian Water notes that this site (VC SEE1) is deleted from the plan. We had highlighted concerns regarding any proposed connection to our wastewater network in this location as we only have a very small WRC with a descriptive permit, that is not designed to accommodate cumulative growth.
MM45	It is noted that this site (VC SPO1REVA) has increased by 10 dwellings to 45 dwellings which is consistent for the current planning application

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Cluster 34: Spooner Row & Suton	for the site. There is no connection proposed to our wastewater network and therefore we raise no concerns with this modification.
MM50 Cluster 37: Tacolneston & Forncett End	Site VC TAC2 - there is limited capacity to accommodate wastewater flows at Forncett End WRC, but taking into account already consented growth expected to be delivered this year, there is currently sufficient capacity for the increased quantum of growth proposed on this site, should a planning application come forward. However, this position is subject to change with annual updates to our WRC capacity analysis. We continue to support the current policy requirement regarding early engagement with Anglian Water.
MM57 Cluster 43: Toft Monks, Aldeby, Haddiscoe, Wheatacre & Burgh St Peter	Anglian Water notes that this site (VC BUR1) is deleted from the plan. We had highlighted concerns regarding any proposed connection to our wastewater network in this location as we only have a very small WRC with a descriptive permit, that is not designed to accommodate cumulative growth.
MM65 Cluster 47: Woodton & Bedingham	Anglian Water supports the policy modification for Policy VC WOO1 to ensure there is sufficient capacity in the wastewater network. There is currently sufficient capacity to accommodate growth at Woodton WRC, subject to identifying sustainable point of connection to the wastewater network.

4. **Conclusion**

Anglian Water supportive of the main modifications for the SNVCHAP. We consider that the modifications to policies referenced in the table above provide a robust approach to ensuring there is sufficient wastewater capacity in our networks and at our water recycling centres. We have welcomed a positive relationship with South Norfolk Council throughout the preparation of the plan, and we will continue to provide advice and support where required through the plan's implementation, once adopted.