

Reserved Matters Application – Anglian Water Response

If you would like to discuss any of the points in this document please
contact us on 03450263912 or email
planningliaison@anglianwater.co.uk.

AW Site Reference: 234745/1/0241453

Local Planning Authority: North Hertfordshire District

Site: Highover Farm Highover Way Hitchin
Hertfordshire SG4 0RQ

Proposal: Reserved Matters for - Construction of
Phase 1 Residential comprising 236
dwellings, associated road, drainage,
servicing/utilities infrastructure, landscaping
and open space provision in accordance
with condition 3, 7, 10 and 11 of
18/01154/OP (and

Planning application: 25/02794/RM

Prepared by: Pre-Development Team

Date: 12 May 2026

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

When assessing Dry Weather Flow (DWF) headroom at the receiving Water Recycling Centre (WRC), we apply a three-year Q90 DWF average (2023–2025), together with the flows associated with sites that already benefit from planning consent. Our DWF dataset is reviewed and updated annually in consultation with the Environment Agency. This ensures that our planning assessments reflect the most up-to-date information regarding the WRC's compliance with its environmental permit and its ability to accommodate additional flows from new development without creating an unacceptable risk of breaching environmental legislation. This approach also ensures that there is no pollution or deterioration of the receiving watercourse.

Based on the above assessment, Hitchin WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.

Section 3 - Used Water Network

We have reviewed the submitted amended Drainage plans HOF-WSP-ZZ-PH1-DR-C-5007-P03, HOF-WSP-ZZ-PH1-DR-C-5006-P03 HOF-WSP-ZZ-PH1-DR-C-5003-P03 and Drainage Layout - Phase 1 Sheet 1 to Sheet 8 and these drainage plans refer to the private drainage arrangements.

From the submitted plans it is not clear where in the Anglian Water foul sewer network the applicant is proposing to connect. Please note that we are unable to make comments on privately owned drainage assets.

For us to be able to review and respond according to this reserved matters application which includes condition 7, the applicant is required to submit to the Local Planning Authority a clear foul water drainage strategy which indicates where in the Anglian Water network the proposed foul water connection from the development site will be. We will then review and respond accordingly.

For this reason we are unable to recommend the discharge of condition 7 of 18/01154/OP-Foul Water Drainage strategy element

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.

We have reviewed the submitted amended Drainage plans HOF-WSP-ZZ-PH1-DR-C-5007-P03, HOF-WSP-ZZ-PH1-DR-C-5006-P03 HOF-WSP-ZZ-PH1-DR-C-5003-P03 and Drainage Layout - Phase 1 Sheet 1 to Sheet 8 and these drainage plans refer to the private drainage arrangements.

From the submitted plans it is not clear where the surface water from the development site will be discharging into. If the applicant is proposing to connect the surface water runoff from the site into Anglian Water network, a clear surface water drainage strategy is required to be submitted to the Local Planning Authority clearly stating where the surface water outfall will be and the proposed discharge rates and sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H.

For this reason we are unable to recommend the discharge of condition 7 of 18/01154/OP-Surface Water Strategy element