

Reserved Matters Applications – 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: 184527/1/0221129

Local Planning Authority: North Hertfordshire District

Site: Land North Of Highover Farm To Stotfold Road Highover Way Hitchin Hertfordshire

Proposal: Construction of the main spine road (The Avenue) from and including the roundabout on Stotfold Road through and connecting to High Dane, creation of drainage ponds, swales and other associated drainage infrastructure, signage and other necessary high

Planning application: 24/02780/RM

Prepared by: Pre-Development Team

Date: 6 February 2025

ASSETS

Section 1 - Assets Affected

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

When assessing the receiving water recycling centre's (WRC) dry weather flow (DWF) headroom we take the latest DWF figures, as verified by the Environment Agency and add to this, sites with planning consent.

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 applicant's submitted Infrastructure Drainage Layout - Sheet 1 to 9 and Site Wide Drainage Strategy. We consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. Please note we are unable to make comments on the privately owned onsite drainage infrastructure. We request that we are consulted on any forthcoming application to discharge Conditions 5 and 7 foul drainage strategy of the outline planning application 18/01154-OP, to which this 24/02780-RM Reserved Matters application relates.

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 applicant's submitted surface water drainage information Infrastructure Drainage Layout - Sheet 1 to 9 and Site Wide Drainage Strategy and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.