

Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 0345 0263912 or email planningliaison@anglianwater.co.uk.

AW Site Reference: 225505/1/0238949

Local Planning Authority: North Hertfordshire District

Site: Land At Birchwood And Silverdale And Three Trees And Willow Close Old Charlton Road Hitchin Hertford

Proposal: Erection of three storey building comprising 35no. retirement living apartments with associated communal areas, landscaping and parking following demolition of existing buildings.

Planning application: 25/01014/FP

Prepared by: Pre-Development Team

Date: 5 March 2026

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 use the latest Q90 DWF figures, as verified by the Environment Agency. We then add to this the flows from sites with existing planning consent. Our DWF data is reviewed and updated annually in consultation with the Environment Agency. This data is used to determine whether the WRC continues to comply with its environmental permit and whether it has sufficient capacity to accommodate flows from the new development without causing an unacceptable risk of breaching environmental legislation. It is also used to ensure there is no pollution or deterioration in 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

This response has been based on the following submitted documents:

DRAINAGE STRATEGY REPORT, INCLUDING WASTEWATER STRATEGY MARCH 2025 IDL/1275/DS/001

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

1. INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087 Option 2 .

2. INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

3. INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087 Option 2.

4. INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 Option 2 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

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.

The preferred method of surface water disposal would be to a sustainable drainage system SUDS with connection to the sewer seen as the last option. The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is still unacceptable due to discounting of watercourse as a solution, due to crossing third party land. Applicants can utilise Anglian Water's powers under Section 30 of the Anglian Water Act 1977 to further explore this option that is higher up the surface water hierarchy and is considered a more sustainable solution. The applicant has also acknowledged that this would be considered additional flow to a designated surface water sewer and we would advise that surface water sewers are designed for their existing catchment only and would have limited available capacity for any additional flow without a significant risk of flooding. Anglian Water's policy for greenfield rates is to assess the 1 in 1 year rate only and not QBAR as proposed.

Once full evidence that a watercourse could not be utilised is provided, we would recommend that the applicant consults with Anglian Water in the form of a Surface Water Pre-Planning Enquiry (PPE):

<https://www.anglianwater.co.uk/developing/planning--capacity/how-to-apply/>

Section 4 - Surface Water Disposal

Anglian Water's surface water policy and further guidance is available on our website:

<https://www.anglianwater.co.uk/developing/drainage-services/sustainable-drainage-systems/>

Further assessment would be required to establish whether network reinforcement is required, please note that this assessment and any necessary reinforcement work will be at the developers cost.

We request a condition be applied to the decision notice if permission is granted.

The purpose of the planning system is to achieve sustainable development. This includes the most sustainable approach to surface water disposal in accordance with the surface water hierarchy. It is appreciated that surface water disposal can be dealt with, in part, via Part H of the Building Regulations, it is felt that it is too late at this stage to manage any potential adverse effect.

Drainage systems are an early activity in the construction process and it is in the interest of all that this is dealt with early on in the development process.

Condition: No development shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the strategy.

FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Surface water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
 - Development hectare size
 - Proposed discharge rate (Our minimum discharge rate is 2l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website -<http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation> . For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
 - Connecting manhole discharge location
- 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 (Our Surface Water Policy can be found on our website)