



Planning Application – Anglian Water Objection

If you would like to discuss any of the points in this document please
contact us on 03450 263 912 or email
planningliaison@anglianwater.co.uk.

AW Site Reference: 227462/1/0230351

Local Planning Authority: North Hertfordshire District

Site: Land South East Of Holwell Road And
North Of Hambridge Way, Pirton Herts

Proposal: Outline application for the erection of up to
130 dwellings with public open space,
landscaping, sustainable drainage system
and associated works with all matters
reserved save for access.

Planning application: 25/01696/OP

Prepared by: Pre-Development Team

Date: 8 August 2025

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 the receiving water recycling centre's (WRC) dry weather flow (DWF) headroom we take the latest Q90 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

Anglian Water OBJECTS to any connection into our foul network from the proposed development due to capacity constraints and pollution risk. A sustainable point of connection (SPOC) cannot be given due to the development flows contributing to pollution and deterioration of the watercourse. Anglian Waters position is to object.

However, if the LPA are minded to approve the application, despite our objection and risk of pollution, we recommend the following condition is applied:

Condition: no development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the local Planning Authority, in consultation with Anglian Water. This strategy will identify a sustainable point of connection to the public foul network. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: to protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 180 of the National Planning Policy Framework.

If permission is granted, we require the applicant to engage with us via our pre-development services and to submit a Tier 2 Foul Pre-Development enquiry (PPE) in order to define a Sustainable Point of Connection (SPOC). Information can be found on our website: <https://www.anglianwater.co.uk/developing/planning-capacity/how-to-apply/>

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.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water and the submitted drawing Drainage Strategy drawing no. 13383-1101 February 2025 REV P3 indicates that surface water discharge from this site runs to an attenuation pond and ultimately discharges to a ditch. On this basis, Anglian Water can confirm this is outside of our jurisdiction for comment and the Planning Authority will need to seek the views of the Environment Agency.

