



Planning Applications – Anglian Water Planning 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: 229099/1/0241464

Local Planning Authority: North Hertfordshire District

Site: Land Adjacent To 10 Hambridge Way
Pirton Hertfordshire

Proposal: Erection of up to 50 dwellings including affordable housing, together with amenity space, landscaping and all associated infrastructure and works (all matters reserved except means of access).

Planning application: 25/02064/OP

Prepared by: Pre-Development Team

Date: 6 May 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 or affected by the proposals. Any encroachment zones should be reflected in the site layout. It is highly recommended that the applicant carries out a thorough investigation of the proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence.

Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records. The development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner

New development must comply with Building Regulations and the Water Industry Act.

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 - Condition

This response has been based on the following submitted documents: FRA-2507-Rev2 - Flood Risk Assessment and Drainage Strategy and Anglian Water AMP8 FW2 - Hambridge Way, Pirton – STR-0240459 - Tier 2 Foul Pre-Planning Report. Anglian Water has worked with the applicant to establish a Sustainable Point of Connection (SPOC) for the proposed development site. The required foul network connection point is 150mm foul sewer manhole 9602 located in Hambridge Way at national grid reference TL 14964 31678 or to an alternative SPOC which is to manhole MH8503 50mm foul sewer located in Walnut Tree Road at a national grid reference TL 14881 31524. This will avoid the constrained network which could cause pollution and flood risk downstream.

We therefore request the following foul drainage condition is applied if permission is granted:

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 should identify the connection point which is to the 150mm foul sewer manhole 9602 located in Hambridge Way at national grid reference TL 14964 31678 or to an alternative SPOC which is to manhole MH8503 150mm foul sewer located in Walnut Tree Road at a national grid reference TL 14881 31524. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: To reduce the impacts of flooding and potential pollution risk

Section 4 - Surface Water Disposal

From the Flood Risk Assessment and Drainage Strategy submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. 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. If planning permission is granted, the surface water strategy should be listed within the decision notice with any approved plans.

It is important to note that Anglian Water has no designated surface water sewers in the area.

Anglian Water will object to a new surface water connection to our designated sewer. The connection of surface water flow to a designated foul sewer will impose a high risk of flooding and pollution from the receiving network and compromise the ability of assets to operate within statutory enforced permitted limits. It should be noted that statutory operating permits of the receiving water recycling centre reflect volumetric loading, which cannot be mitigated solely by attenuating the discharge rate. Therefore should the proposed method of surface water management change, please note that Anglian Water is unable to offer a sustainable and effective surface water solution for the development site at any stage of the development

If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Design Strategic Assessment (PDSA).

We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. Please find below our SuDS website link for further information : Sustainable surface water drainage

Further information regarding our PDSA Services and to submit a PDSA Enquiry the applicant can click here:
<https://www.anglianwater.co.uk/developing/planning-capacity/how-to-apply/>