



Planning Application - Anglian Water Response

Anglian Water site reference:	PLN-0237236
Response date:	29 January 2026
Local Planning Authority:	North Herts
Planning application reference:	25/03113/FP
Site address:	2 Snailswell Lane Ickleford Hitchin Hertfordshire SG5 3TP
Proposal description:	Erection of two semi-detached 4-bedroom dwellings including ASHPs to side elevations, associated photovoltaic solar panels to rear roofslopes, hard and soft landscaping, parking and creation of two vehicular crossovers off Snailswell Lane.

Should you wish to discuss this response, please find our contact details below:

Phone: 03450263912 (Monday to Friday 08:00 – 17:00 excluding bank holidays)

Email: planningliaison@anglianwater.co.uk

Response prepared by Anglian Water Growth, Planning and Capacity Team.

Please find our website below:

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

Section 1 - Assets Affected

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

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.

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, lateral drains, or other water infrastructure assets 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. Any encroachment zones should be reflected in the site layout.

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.

Further general information and guidance can be found on our website.

Information on locating our assets:

<https://www.anglianwater.co.uk/developers/development-services/locating-our-assets/>

Guidance on the private sewer transfer regulations 2011:

<https://www.anglianwater.co.uk/siteassets/developers/drainage-services/aws-sewer-ownership-guidance-sm-v2.pdf>

If providing any required easements is not possible, Anglian Waters permission is required for diverting, or crossing/building over, any of our assets:

<https://www.anglianwater.co.uk/developers/drainage-services/building-over-or-near-our-assets/>

<https://www.anglianwater.co.uk/developing/water-services/water-mains-diversion/>

Our Drainage and Water Connections teams can provide further advice with regard to the private sewer transfer, diversions, and building over existing assets:

drainage@anglianwater.co.uk

connections@anglianwater.co.uk

0345 606 6087 (8am to 5pm, Monday to Friday)

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 sites with planning consent to this.

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 Disposal

The sewerage network at present has available capacity for the anticipated foul 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 - 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.
3. 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 - Objection

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.

Anglian Water object to this application as there are no details of how surface water will be discharged. There are no designated public surface water sewers within the vicinity of the proposed development and surface water must not connect to a designated public foul sewer. Therefore, Anglian Water will be unable to serve the sites surface water disposal requirements. If the applicant believes the surface water hierarchy has been fully explored, they will need to provide evidence that all other options have been exhausted and discounted in line with the Surface Water Hierarchy and with consultation with the LLFA.

Only when this evidence has been provided will we remove any objections.

Our surface water policy and further guidance is available on our website:

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