



Planning Application – Anglian Water Response

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: 232311/1/0237798

Local Planning Authority: North Hertfordshire District

Site: Land East Of Bedford Road And North Of
The Priory School Hitchin Hertfordshire

Proposal: Creation of 50 no. one, two, three and four
bedroom houses and apartments plus
associated landscaping, open space,
roads, drainage and other infrastructure.

Planning application: 25/03234/FP

Prepared by: Pre-Development Team

Date: 16 February 2026

ASSETS

Section 1 - Assets Affected

Anglian Water OBJECT to the application at this stage. We need to inform you that there is a 600mm surface water sewer which is crossing the site and is affected by the proposed development. We have reviewed the submitted development layout plan, and we can see that the dwellings and proposed trees are affected by the above Anglian Water owned assets.

Anglian Water does not permit these assets to be located within the curtilage of the proposed building, and we do not permit permeable paving or suds features over our assets. These assets should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance and access is possible. The site layout plan, as submitted, indicates that the above asset will be located within the curtilage of a building. We strongly recommend that the applicant reviews the site layout plan and takes the above into consideration to reflect the minimum easement required for the sewer which is 6 metres either side of the sewers/asset.

Anglian Water does not permit any new trees to be planted within 3.0 metres of the established alignment of any public sewer. Any trees within 3.0 to 6.0-metres of a sewer should be planted in tree pits with the appropriate root barrier protection. Once fully matured the canopy of any tree should not extend across as it could potentially damage our sewer and obstruct Anglian Water future access to the sewer.

To overcome our objection, the applicant is required to submit an Asset Protection Enquiry. Anglian Water will need to review the proposals in more detail to understand whether the proposed location is acceptable and if additional protection measures are required and/or a possible diversion of our assets is needed. An asset Protection Enquiry can be submitted on our website:

https://forms.office.com/Pages/ResponsePage.aspx?id=Ah2656lq1UiBhePca_e4bSKKMYjpBrVHiofp4Cr70KIUQUFJVE9ZWVpOVkZMR0lDN1A2SjNkV0RCRI4u

We would like to be re-consulted when the applicant submits a revised development layout with the application. The applicant can contact us for advice at: planningliaison@anglianwater.co.uk or 03450 263 912.

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

Anglian Water OBJECTS to any connection into our foul network from the proposed development, due to capacity constraints and pollution risk. In order to overcome our objection, we require that the applicant consults Anglian Water in the form of a Pre-Development enquiry (PPE) in order to define a Sustainable Point of Connection (SPOC). This will avoid the constrained network which could cause pollution and flood risk downstream. The developer is to be responsible for the infrastructure to convey foul water flows from the proposed development to the receiving network. Once a SPOC has been identified and a strategy has been agreed with Anglian Water, we would expect the applicant to submit this PPE as part of their submitted documents for this application, we will then review and respond appropriately.

Anglian Water is committed to supporting sustainable growth and in doing so we must continue to meet the statutory obligations whilst balancing factors such as climate change as environmental protection. 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 pre-development enquiry. The applicant can find further information regarding our pre-development services, including how to submit a pre-development enquiry, 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.

Anglian Water OBJECTS to this application as there are no details of how surface water will be discharged. There are designated public surface water sewers within the vicinity of the proposed development. If the applicant believes the surface water hierarchy has been fully explored, they will need to engage with us and 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 engagement has taken place and an agreement is issued by Anglian Water 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/>