



Planning Application – Anglian Water 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: 224162/1/0225352

Local Planning Authority: North Hertfordshire District

Site: Land North Of Milksey Lane Graveley Hertfordshire

Proposal: Erection of 24 dwellings including creation of vehicular access off High Street, associated parking, drainage, amenity space and landscaping.

Planning application: 25/00571/FP

Prepared by: Pre-Development Team

Date: 17 April 2025

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

The foul drainage from this development is in the catchment of Thames Water, we are therefore not able to comment on the capacity of the Water Recycling Centre. The applicant and the Local Planning Authority are required to consult Thames Water to understand the capacity or any constraints therein.

Section 3 - Used Water Network

This response has been based on the following submitted documents: Milksey Lane, Graveley - Phase 2 Flood Risk Assessment December 2024 Report Ref: 29161-FLD-0101. 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 - If a public sewer is shown on record plans within the land identified for the proposed development. 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

From the Milksey Lane, Graveley - Phase 2 Flood Risk Assessment December 2024 Report Ref: 29161-FLD-0101 submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets.

It is important to note that Anglian Water has no designated surface water sewers in the area. therefore we are unable to provide a surface water drainage solution for the site at a later stage. Anglian Water objects to any surface water connections into a designated foul sewer.

As such, we are unable to provide comments in 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.