



Planning Application - Anglian Water Response

Anglian Water site reference:	PLN-0244729
Response date:	03 August 2026
Local Planning Authority:	North Herts Council
Planning application reference:	25/03234/FP
Site address:	Land East Of Bedford Road And North Of The Priory School Hitchin Hertfordshire
Proposal description:	Creation of 50 no. one, two, three and four bedroom houses and apartments plus associated landscaping, open space, roads, drainage and other infrastructure (amended plans received 24.06.2026)

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

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

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. The applicant should refer to Sewage Sector Guidance for further information and guidance on tree planting and landscaping:

<https://www.water.org.uk/sewage-sector-guidance-approved-documents>

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 Disposal - Objection

Anglian Water OBJECTS to any connection into our foul network from the proposed development, due to capacity constraints and pollution risk.

We have reviewed the Technical Note Drainage Strategy at Bedford Road, Hitchin. The applicant makes reference to a Pre-Development enquiry report PPE-0129906 dated 10-09-2021. Our pre-development enquiry reports are valid for 12months and therefore this report is expired and no longer valid.

In order to establish if our objection can be overcome, we require that the applicant consults Anglian Water in the form of a new Pre-Development enquiry (PPE) in order to identify a Sustainable Point of Connection (SPOC). A SPOC 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 - Objection

Anglian Water objects to the planning application 25/03234/FP. We have reviewed the Technical Note Drainage Strategy at Bedford Road, Hitchin.

The applicant proposes to discharge the surface water runoff from the development site into the Anglian Water surface water sewer at restricted discharge rate of 3.82l/s. The applicant makes reference to a Pre-Development enquiry report PPE-0129906 dated 10-09-2021. Our pre-development enquiry reports are valid for 12 months and therefore this report is expired and no longer valid.

It is important to note that a surface water connection into Anglian Water surface water network is subject to sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H. The applicant notes that discharging into the local watercourse is not possible without crossing third party land however this is not a reason why surface water runoff from the site cannot be discharged into local watercourse as per the surface water hierarchy, stipulated in Building Regulations Part H. Infiltration testing must be completed as the set out in BRE Digest 365 requires in summary a total of three infiltration tests to be undertaken in succession over a 24-hour period.

To overcome our objection the applicant is required to fully explore possibility of discharging into the local watercourse before a surface water into the Anglian Water network can be considered.

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.