

Planning Applications – Anglian Water Objection

If you would like to discuss any of the points in this document please
contact us on 0345 0263912
or email planningliaison@anglianwater.co.uk.

AW Site Reference: 230151/1/0234493

Local Planning Authority: North Hertfordshire District

Site: BA1 Land East Of North Rd And North Of Railway Line

Proposal: Growing Baldock Development Site: Outline planning application with all matters reserved except for means of highway access into the development from the A505/Royston Road, North Road and Clothall Road for: up to 3,200 homes, up to 16ha of employment

Planning application: 25/02571/OP

Prepared by: Pre-Development Team

Date: 25 November 2025

ASSETS

Section 1 - Assets Affected

Anglian Water need to advise that there is an 80mm public foul rising main which is crossing the development site and is affected by the proposed development. We have reviewed the submitted development layout plan and we can see that (add details of the plot or areas that are affected) are affected by the above Anglian Water owned sewers.

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 take the above in consideration to reflect the easement required for the sewer which is 3 metres either side of the sewers/asset.

In order to ensure our asset is protected we recommend a planning condition be applied if permission is granted:

Condition

Prior to the commencement of development a site layout plan detailing the location of the existing public foul rising mains, and any proposed asset diversion, should be submitted to and approved by the local planning authority, in consultation with Anglian Water. In order to ensure on-going maintenance is possible all existing water and drainage assets should be located in areas of public open space and/or adoptable highways.

WASTEWATER SERVICES

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 to this sites with planning consent. Based on the above assessment, Letchworth WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.

TAL - Letchworth Water Recycling Centre is included in our nutrient removal programme and will be designed to technically achievable limits (TAL). For the majority of WRCs in this programme this will be for phosphorous removal where TAL is 0.25mg/l. When both TAL and DWF capacity constraints are forecast at a WRC, either due to housing/non-domestic growth or infiltration into the network then alternative options will need to be considered.

Some WRCs will be either too remote or not near another WRC with capacity. The impact of environmental pressures, including sites at technical achievable limits, and the approach required to enable future sustainable growth is something we will continue to discuss with the Environment Agency and key stakeholders, including local planning authorities.

Where TAL impacts on the DWF headroom and our ability to accommodate future growth we may start objecting, if we are not doing so already, to planning applications in the impacted catchments.

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) for this development site as a whole. 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/](https://www.anglianwater.co.uk/developing/planning--capacity/how-to-apply/)

Section 4 - Surface Water Disposal

From the details submitted to support the planning application (Environmental Statement Volume 2: Figures & Appendices Chapter 10: Hydrology and Flooding Appendix 10.2 Drainage Strategy/Environmental Statement Volume 2: Figures & Appendices Chapter 10: Hydrology and Flooding Appendix 10.1 Flood Risk Assessment) 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 strategy should be listed within the decision notice with any approved plans.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re- consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

