



Reserved Matters 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 184527/1/0231778
Reference:

Local North Hertfordshire District
Planning
Authority:

Site: Land North Of Highover Farm To Stotfold
Road Highover Way Hitchin Hertfordshire

Proposal: Construction of the main spine road (The
Avenue) from and including the roundabout
on Stotfold Road through and connecting
to High Dane, creation of drainage ponds,
swales and other associated drainage
infrastructure, signage and other
necessary high

Planning 24/02780/RM
application:

Prepared by: Pre-Development Team

Date: 16 September 2025

ASSETS

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.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

When assessing the receiving water recycling centre's (WRC) dry weather flow (DWF) headroom we take the latest DWF figures, as verified by the Environment Agency and add to this, sites with planning consent. 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

We have reviewed the applicant's submitted Infrastructure Drainage Layout - Sheet 1 to 5 P05 August 2025. The applicant is not proposing any changes in relation to Anglian Water owned assets therefore our previous response remains the same. Please note we are unable to make comments on the privately owned onsite drainage arrangements.

We request that we are consulted on any forthcoming application to discharge Conditions 5 and 7 foul drainage strategy of the outline planning application 18/01154-OP, to which thi025 s 24/02780-RM Reserved Matters application relates.

Section 4 - Surface Water Disposal

We have reviewed the applicant's submitted surface water drainage information Infrastructure Drainage Layout - Sheet 1 to 9 and Site Wide Drainage Strategy and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge.

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