



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
Reference:

Local Planning
Authority: North Hertfordshire District

Site: Land North Of Pound Farm London Road
St Ippolyts Hertfordshire SG4 7NE

Proposal: Application for approval of reserved
matters relating to Phases 2 and 3 being
appearance, landscaping, layout and scale
pursuant to conditions 7, 8 and 9 of
planning permission 21/00434/HYA for the
erection of 48 dwellings and associated
works

Planning
application: 24/02907/RM

Prepared by: Pre-Development Team

Date: 16 June 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 Ashbrook 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 Drainage Strategy, FRA and Drainage Assessment & Strategy and Drainage Plans submitted that were submitted as part of the hybrid application and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage.

We request that we are consulted on any forthcoming application to discharge Condition(s) 16 -Foul Drainage of the hybrid application 21/00434/HYA, to which this Reserved Matters application relates

Section 4 - Surface Water Disposal

We have reviewed the applicant's submitted Surface Water Drainage Strategy - Dec 2024 and Pound Farm, London Road, St Ippolyts Surface Water Drainage Summary 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.