



Planning Application – Anglian Water Planning 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: 231115/1/0236005

Local Planning Authority: North Hertfordshire District

Site: Land At Mill Lane London Road St Ippolyts
Hitchin SG4 7NN

Proposal: Erection of up to 41 dwellings with
associated infrastructure and open space
(all matters reserved except means of
access).

Planning application: 25/02885/OP

Prepared by: Pre-Development Team

Date: 18 December 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. However, it is highly recommended that the applicant carries out a thorough investigation of your proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence.

Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records. You also need to be aware that your development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner

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, Ashbrook WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.

Section 3 - Used Water Network

This response has been based on the following submitted documents: London Road Hitchin Flood Risk Assessment UK0041258.0839 dated October 2025. The sewerage network at present has available capacity for the anticipated foul 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 - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. 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

We have reviewed the London Road Hitchin Flood Risk Assessment, reference UK0028795.1577 dated October 2025. The Flood Risk Assessment indicates that surface water runoff from the development site will be managed via SuDS features, such as surface water basins, intended to provide storage and infiltration to the ground. 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.

We note that the proposed development site is located within an Affinity Water groundwater Source Protection Zone. From their planning response, the surface water drainage strategy must therefore employ appropriate SuDS systems and techniques that prevent the mobilisation of contaminants, ensuring the protection of both surface and groundwater.

It is important to highlight that Anglian Water has no designated surface water sewers. A surface water connection into our 150mm foul sewer is not permitted due to capacity constraints. Such a connection would present a high risk of flooding and pollution within the receiving network and compromise the ability of our assets to operate within statutory enforced permitted limits. Statutory operating permits for the receiving Water Recycling Centre reflect volumetric loading, which cannot be mitigated solely by attenuating the discharge rate.

Therefore, should the proposed surface water drainage strategy change, the applicant must explore alternative options for surface water disposal. Anglian Water will not be able to provide a surface water solution for the development site at any stage of the development. Anglian Water objects to any surface water connection into our designated foul sewer.