

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: 232778/1/0238489

Local Planning Authority: North Hertfordshire District

Site: Land To North Of Stevenage Road Hitchin Hertfordshire

Proposal: Erection of 50no. residential dwellings (including affordable) with public open space, associated parking, landscaping and access.

Planning application: 26/00006/FP

Prepared by: Pre-Development Team

Date: 26 February 2026

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 use the latest Q90 DWF figures, as verified by the Environment Agency. We then add to this the flows from sites with existing planning consent. Our DWF data is reviewed and updated annually in consultation with the Environment Agency. This data is used to determine whether the WRC continues to comply with its environmental permit and whether it has sufficient capacity to accommodate flows from the new development without causing an unacceptable risk of breaching environmental legislation. It is also used to ensure there is no pollution or deterioration in the receiving watercourse.

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: Flood Risk Assessment and Drainage Strategy 34653/CS November 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 - If a public sewer is shown on record plans within the land identified for the proposed development. 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

From the Flood Risk Assessment and Drainage Strategy 34653/CS November 2025 submitted to support the planning application 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.

It is important to note that Anglian Water has no designated surface water sewers in the area. Anglian Water will object to a new surface water connection to our designated sewer. The connection of surface water flow to a designated foul sewer will impose a high risk of flooding and pollution from the receiving network and compromise the ability of assets to operate within statutory enforced permitted limits. It should be noted that statutory operating permits of the receiving water recycling centre reflect volumetric loading, which cannot be mitigated solely by attenuating the discharge rate. Therefore should the proposed method of surface water management change, please note that Anglian Water is unable to offer a sustainable and effective surface solution for the development site at any stage of the development

If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed.

We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Design Strategic Assessment (PDSA). We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off.

Please find below our SuDS website link for further information : Sustainable surface water drainage

Further information regarding our PDSA Services and to submit a PDSA Enquiry the applicant can click here:
<https://www.anglianwater.co.uk/developing/planning--capacity/how-to-apply/>

Section 5 - Anglian Water's Environmental Incentive Scheme- Informative

Anglian Water's Environmental Incentive Scheme (EIS) has been developed in accordance with the Environmental Incentive Common Framework (EICF), which was released by Ofwat in December 2024. For this charging year, 2025-26, and in accordance with Ofwat guidance, only household properties will be eligible for our EIS. We will continue to reassess this for future charging years. There are then two types of Environmental Incentive in our EIS. The first is our Water Environmental Incentive and the second is our Sewerage Environmental Incentive.

Environmental Incentives Charge Per Property

Water Environmental Incentive -500

Sewerage Environmental Incentive (50% of Sewerage Infra) -202

Environmental Incentive Component Charge Water 100

Environmental Incentive Component Charge Sewerage 0

Additional Water EIS Audit (per premises) 84

Our EIS will be available between 1st April 2025 and 31st March 2030 and during this period, we reserve the right to make any amendments to the EIS as we may see fit, including amendments to the value of both Environmental Incentives and the Component Charges. The EIS may close on 31st March 2030, therefore to qualify for the Environmental Incentives, your plot must be connected to our network, and validated by us. Please refer to our Developer Charging Arrangements for full details to learn more or apply for our environmental incentive scheme please visit our website: [Water Environmental Incentive Scheme](#)