



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:	232600/1/0238240
Local Planning Authority:	North Hertfordshire District
Site:	Land At Grange Farm Hitchin Road Great Wymondley Hertfordshire
Proposal:	Demolition of existing stable building and erection of up to 9 dwellings.
Planning application:	26/00047/PIP

Prepared by: Pre-Development Team

Date: 24 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: Application Form, Proposed Site Plans and Planning Statement. 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 -Objection

Anglian Water Objects to this application 26/00047/PIP

We have reviewed the Application Form, Proposed Site Plans and Planning Statement submitted with the application. There is no surface water strategy submitted with this application.

It is important to note that Anglian Water has no designated surface water sewers. Anglian Water objects to any surface water connection to a designated foul 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.

The proposed development is a redevelopment site therefore there is no historic right to connect. Anglian Water has no designated surface water sewers in the area of the proposed development, Anglian Water cannot accommodate the surface water from the development site into our designated foul sewer therefore Anglian Water is unable to provide a sustainable surface water solution for the development site. The designated foul sewer does not have the capacity to accommodate the surface water discharge from the proposed site, nor is it designed/permitted to accept these flows.

The applicant should refer to Guidance for National Standards for Sustainable Drainage Systems: National standards for sustainable drainage systems (SuDS) - GOV.UK. A combined sewer is a sewer intended to receive both foul sewerage and surface water runoff and does not include a sewer intended to receive foul sewage, even if it has capacity to accommodate the additional flows or has an element of surface water in it already.

To overcome our objection, the applicant is required to explore alternative methods of surface water disposal for the development site.