



Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please
contact us on 0345 0263912
or email planningliaison@anglianwater.co.uk.

AW Site 230151/1/0234493
Reference:

Local North Hertfordshire District
Planning
Authority:

Site: BA1 Land East Of North Rd And North Of
Railway Line

Proposal: Growing Baldock Development Site: Outline
planning application with all matters
reserved except development from the
A505/Royston Road, North Road and
Clothall Road for: up to 3,200 homes, up to
16ha of employment

Planning 25/02571/OP
application:

Prepared by: Pre-Development Team

Date: 04 February 2026

ASSETS

Section 1 - Assets Affected

Anglian Water need to advise that there is an 80mm public foul rising main which is crossing the development site and is affected by the proposed development. We have reviewed the submitted development layout plan and we can see that application is affected by the above Anglian Water owned sewers.

Anglian Water does not permit these assets to be located within the curtilage of the proposed building and we do not permit permeable paving or suds features over our assets. These assets should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance and access is possible. The site layout plan, as submitted, indicates that the above asset will be located within the curtilage of a building. We strongly recommend that the applicant reviews the site layout plan and take the above in consideration to reflect the easement required for the sewer which is 3 metres either side of the sewers/asset.

In order to ensure our asset is protected we recommend a planning condition be applied if permission is granted:

Condition

Prior to the commencement of development a site layout plan detailing the location of the existing public foul rising mains, and any proposed asset diversion, should be submitted to and approved by the local planning authority, in consultation with Anglian Water. In order to ensure on-going maintenance is possible all existing water and drainage assets should be located in areas of public open space and/or adoptable highways.

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

TAL - Letchworth Water Recycling Centre is included in our nutrient removal programme and will be designed to technically achievable limits (TAL). For the majority of WRCs in this programme this will be for phosphorous removal where TAL is 0.25mg/l. When both TAL and DWF capacity constraints are forecast at a WRC, either due to housing/non-domestic growth or infiltration into the network then alternative options will need to be considered.

Some WRCs will be either too remote or not near another WRC with capacity. The impact of environmental pressures, including sites at technical achievable limits, and the approach required to enable future sustainable growth is something we will continue to discuss with the Environment Agency and key stakeholders, including local planning authorities. Where TAL impacts on the DWF headroom and our ability to accommodate future growth we may start objecting, if we are not doing so already, to planning applications in the impacted catchments.

Section 3 - Used Water Network

This response has been based on the following submitted documents:

Environmental Statement Volume 2: Figures & Appendices Chapter 10: Hydrology and Flooding Appendix 10.2 Drainage Strategy/Environmental Statement Volume 2: Figures & Appendices Chapter 10: Hydrology and Flooding Appendix 10.1 Flood Risk Assessment

Anglian Water has worked with the applicant to establish a Sustainable Point of Connection (SPOC) for the proposed development site. The required foul network connection point, for the development as a whole, is manhole 9100 located to the East of Curlew Close at National Grid Reference (NGR) TL20957 34189. This will avoid the constrained network which could cause pollution and flood risk downstream.

Anglian Water have agreed temporary local connections for the first phase of 250 dwellings and the leisure centre

250 dwellings to manhole 1501 located in Clothall Road at NGR TL 25197 33538

Leisure Centre to manhole 5301 in Yeomanry Drive at NGR TL 25594 34327

However the Environmental Statement Volume 2: Figures & Appendices Chapter 10: Hydrology and Flooding Appendix 10.2 Drainage Strategy gives four possible options. The only option Anglian Water can agree to is Option 4 which aligns with the agreed SPOC listed above for the whole development. This cannot be deviated from as stated above to avoid pollution and flood risk.

We therefore request the following foul drainage conditions are applied if permission is granted:

Condition:

No development shall commence until a strategic foul water strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with Anglian Water. This strategy should identify the connection point to manhole 9100 located to the East of Curlew Close at National Grid Reference (NGR) TL20957 34189 with temporary local connections for 250 dwellings to manhole 1501 located in Clothall Road at NGR TL 25197 33538 and the Leisure Centre to manhole 5301 in Yeomanry Drive at NGR TL 25594 34327. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: To reduce the impacts of flooding and potential pollution risk

Condition

Prior to construction above damp proof course a Phasing Plan setting out the details of the phasing of the development shall be submitted to, and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in complete accordance with the approved Phasing Plan.

Reason

To ensure the development is phased to avoid an adverse impact on drainage infrastructure.

Section 4 - Surface Water Disposal

From the details submitted to support the planning application (Environmental Statement Volume 2: Figures & Appendices Chapter 10: Hydrology and Flooding Appendix 10.2 Drainage Strategy/Environmental Statement Volume 2: Figures & Appendices Chapter 10: Hydrology and Flooding Appendix 10.1 Flood Risk Assessment) 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.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re- consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

