

Planning Applications – Anglian Water Objection

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 Reference: 225505/1/0237460

Local Planning Authority: North Hertfordshire District

Site: Land At Birchwood And Silverdale And Three Trees And Willow Close Old Charlton Road Hitchin Hertford

Proposal: Erection three storey building comprising 35no. retirement living apartments with associated communal areas, landscaping and parking following demolition of existing buildings. | Land At Birchwood And Silverdale And Three Trees And Willow Close Old C

Planning application: 25/01014/FP

Prepared by: Pre-Development Team

Date: 30 January 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.

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 Hitchin 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:

DRAINAGE STRATEGY REPORT, INCLUDING WASTEWATER STRATEGY MARCH 2025 IDL/1275/DS/001 P02

The sewerage system at present has available capacity for these 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

Anglian Water again object to this application as there is incomplete surface water hierarchy evidence provided.

There is no infiltration testing provided in accordance with BRE Digest 365, there is not sufficient evidence of why the nearby watercourse cannot be utilised which is 130m from the development site and is not considered an unreasonable distance (higher up the hierarchy).

There is no evidence provided of an existing connection, just an assumption due to the close proximity of a public surface water sewer that it connects and at an unrestricted rate. Anglian Water require CCTV evidence of an existing connection without restriction or existing connectivity plan, and all higher hierarchy evidence before a rate will be assessed and considered.

If the applicant believes the surface water hierarchy has been fully explored, they will need to engage with us and provide evidence that all other options have been exhausted and discounted in line with the Surface Water Hierarchy and with consultation with the LLFA.

Only when this engagement has taken place and an agreement issued by Anglian Water will we remove any objections.

<https://www.anglianwater.co.uk/developing/drainage-services/sustainable-drainage-systems/surface-water-policy/>

The applicant can formally liaise with Anglian Water in the form of a Pre-Planning Enquiry (PPE):

<https://www.anglianwater.co.uk/developing/planning--capacity/how-to-apply/>

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

