



Planning Application – Anglian Water Objection

If you would like to discuss any of the points in this document please
contact us on 03450 263 912 or email
planningliaison@anglianwater.co.uk.

AW Site Reference: 230172/1/0234532

Local Planning Authority: North Hertfordshire District

Site: Land To The South And East Of Senuna Park Station Road Ashwell

Proposal: Residential development of 36 no. dwellings including creation of vehicular access off Station Road, associated parking, drainage, amenity space and landscaping.

Planning application: 25/02547/FP

Prepared by: Pre-Development Team

Date: 18 November 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.

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

Section 3 - Used Water Network

Anglian Water OBJECTS to this application as there are no drainage strategy drawings provided with the application. Further information is required to consider the impact on the public foul sewerage network from the proposed development; due to the lack of information, we are unable to make an informed assessment. To overcome our objection, the applicant is required to submit a drainage strategy to the Local Planning Authority which clearly shows the proposed point of connection to Anglian Water's network. Once this has been submitted, we would like to be reconsulted.

Section 4 - Surface Water Disposal

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.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. The submitted Flood Risk Assessment August 2025 proposes to discharge surface water via permeable paving and an infiltration basin. As such, we are unable to provide comments on the suitability of 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.

