



Planning Application - Anglian Water Response

Anglian Water site reference:	PLN-0244333
Response date:	21 July 2026
Local Planning Authority:	North Herts Council
Planning application reference:	25/02885/OP
Site address:	Land At Mill Lane London Road St Ippolyts Hitchin SG4 7NN
Proposal description:	Erection of up to 41 dwellings with associated infrastructure and open space (all matters reserved except means of access). (Additional and amended plans received 23/04/26 and 10/06/26).

Should you wish to discuss this response, please find our contact details below:

Phone: 03450263912 (Monday to Friday 08:00 – 17:00 excluding bank holidays)

Email: planningliaison@anglianwater.co.uk

Response prepared by Anglian Water Growth, Planning and Capacity Team.

Please find our website below:

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

Section 1 - Assets Affected - Informative

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted:

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Section 2 - Wastewater Treatment

When assessing Dry Weather Flow (DWF) headroom at the receiving Water Recycling Centre (WRC), we apply a three-year Q90 DWF average (2023–2025), together with the flows associated with sites that already benefit from planning consent.

Our DWF dataset is reviewed and updated annually in consultation with the Environment Agency. This ensures that our planning assessments reflect the most up-to-date information regarding the WRC's compliance with its environmental permit and its ability to accommodate additional flows from new development without creating an unacceptable risk of breaching environmental legislation. This approach also ensures that there is no pollution or deterioration of 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 Disposal

This response has been based on the following submitted documents:
LONDON ROAD, HITCHIN Flood Risk Assessment REV 2 May 2026

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 - When an Anglian Water asset is shown on record plans within the land identified for proposed development, it is recommended that the applicant contacts the Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers or assets 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 minimum easement width of 3 metres from a pipeline without agreement from Anglian Water. Easements are subject to specific easement requirements dependent on the size and depth of the sewer or asset, or any advice or comment provided by Anglian Water. Please contact our Development Services Team on 0345 606 6087 - Option 2 for any queries.
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

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 LONDON ROAD, HITCHIN Flood Risk Assessment REV 2 May 2026 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 surface water 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.

We note that the proposed development site is located within an Affinity Water groundwater Source Protection Zone. From their planning response, the surface water drainage strategy must therefore employ appropriate SuDS systems and techniques that prevent the mobilisation of contaminants, ensuring the protection of both surface and groundwater.

It is important to highlight that Anglian Water has no designated surface water sewers. A surface water connection into our 150mm foul sewer is not permitted due to capacity constraints. Such a connection would present a high risk of flooding and pollution within the receiving network and compromise the ability of our assets to operate within statutory enforced permitted limits. Statutory operating permits for the receiving Water Recycling Centre reflect volumetric loading, which cannot be mitigated solely by attenuating the discharge rate.

Therefore, should the proposed surface water drainage strategy change, the applicant must explore alternative options for surface water disposal. Anglian Water will not be able to provide a surface water solution for the development site at any stage of the development. Anglian Water objects to any surface water connection into our designated foul sewer.