



Planning Application - Anglian Water Response

Anglian Water site reference:	PLN-0241549
Response date:	07 May 2026
Local Planning Authority:	North Herts Council
Planning application reference:	26/00558/HYA
Site address:	Land At Pound Farm Bedford Road Ickleford Hertfordshire SG5 3RS
Proposal description:	Hybrid application for a mixed-use development to provide a total of up to 230 dwellings, a residential care home (Use Class C2), an Independent Special School (ISS) and new sports pitch, with access from Bedford Road, landscaping, parking and SuDS comprising: Phase 1 Application for full planning permission for the erection of 100 dwellings, an ISS, new sports pitch and associated parking, landscaping, open space and SuDS; Phase 2 An outline application on the remaining part of the site for the erection of up to 130 dwellings, a residential care home (Use Class C2) and associated works with access from Bedford Road (all matters reserved apart from access).

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

Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

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

Section 3 - Used Water Disposal - Objection

Anglian Water OBJECTS to any connection into our foul network from the proposed development due to insufficient information being provided to enable an informed assessment. As submitted, the development may present an unacceptable risk of flooding/or pollution from the network. In order to overcome our objection, we require that the applicant clarifies the proposed discharge location and connection point to Anglian Water's network. We note the applicant has provided the Anglian Water Pre-Planning Report in Appendix I; however, it is unclear whether the applicant is proposing to use the Sustainable Point of Connection (SPOC) identified within the report.

The developer is to be responsible for the infrastructure to convey foul water flows from the proposed development to the receiving network. Anglian Water is committed to supporting sustainable growth and in doing so we must continue to meet the statutory obligations whilst balancing factors such as climate change as environmental protection.

However, if the LPA are minded to approve the application, despite our objection and risk of pollution, we recommend the following condition is applied:

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 will identify a sustainable point of connection to the public foul network. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: to protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 180 of the National Planning Policy Framework.

If permission is granted, we require the applicant to engage with us via our pre-development services and to submit a pre-development enquiry. The applicant can find further information regarding our pre-development services, including how to submit a pre-development enquiry, on our website:

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

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 Flood Risk Assessment and Drainage Strategy REV 1 January 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.