From: BCTAdmin@thameswater.co.uk
To: Planning
Subject: 3rd Party Planning Application - 6/2022/1355/MAJ
Date: 15 July 2022 09:56:33

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Head Of Development Control
Welwyn Hatfield District Council
Council Offices, Campus East
Welwyn Garden City
Hertfordshire
AL8 6AE

Our DTS Ref: 69458
Your Ref: 6/2022/1355/MAJ

15 July 2022

Dear Sir/Madam

Re: Beales Hotel, Comet Way, HATFIELD, HERTFORDSHIRE , AL10 9NG

Waste Comments
With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdeveloper%2Flarger-scale-development%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C01%7C%7Cc2ace475b17d4bb393c208da663fc594%7C2e31fb9b220b49bdba108fe3dd7307ea%7C0%7C0%7C637934721930969367%7CUnknown%7CTWFpbGZsb3dkeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIsLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=WCAFz9560uRrEiF6Ok6TILzdDwwZ509dG0A5Jy4ok4M%3D&reserved=0

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer networks.

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdeveloper%2Flarger-scale-development%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C01%7C%7Cc2ace475b17d4bb393c208da663fc594%7C2e31fb9b220b49bdba108fe3dd7307ea%7C0%7C0%7C637934721931125948%7CUnknown%7CTWFpbGZsb3dkeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIsLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=cZOQwsporTGW9cPkpNbJKTfT%2FgPbAzrTS5dBJ0P3ds%3D&reserved=0

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C01%7C%7Cc2ace475b17d4bb393c208da663fc594%7C2e31fb9b220b49bdba108fe3dd7307ea%7C0%7C0%7C637934721931125948%7CUnknown%7CTWFpbGZsb3dkeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIsLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=vbYd1TIMMdPXgK3MSVUD8c%2BmaQJhhdPpCuQhm1h9JhE%3D&reserved=0.
Please refer to the Wholesale; Business customers; Groundwater discharges section.

Water Comments
With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.gov.uk%2Government%2Publications%2Fgroundwater-protection-position-statements&data=05%7C01%7C%7Cc2ace475b17d4bb393c208da663fc594%7C2e31fb9b220b49bdba108fe3dd7307ea%7C0%7C0%7C637934721931125948%7CUnknown%7CTWFpbGZsb3dkeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIsLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=7uGOyxZCOrn3pzf5Aj1gBtrAJej71IPs2B96FC3SP%2BnCw%3D&reserved=0) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.

Yours faithfully
Development Planning Department

Development Planning,
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Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ
Tel:020 3577 9998
Email: devcon.team@thameswater.co.uk

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We're happy to help you 24/7.

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