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From: BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>

Sent: 31 October 2022 09:32

To: Emelissa Engelhardt <e.engelhardt@welhat.gov.uk>

Subject: Informative Only Planning Application - 6/2022/2409/OUTLINE

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Head Of Development Control

Our DTS Ref: 104766

Welwyn Hatfield District Council

Your Ref: 6/2022/2409/OUTLINE

Council Offices, Campus East

Welwyn Garden City

Hertfordshire

AL8 6AE

31 October 2022

Dear Sir/Madam

Re: BROOKMANS PARK, GOLF CLUB ROAD, BROOKMANS PARK, HATFIELD, HERTFORDSHIRE , AL9 7AT

Waste Comments:

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.

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 guidance under sections 167 & 168 in the National Planning Policy Framework. 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%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C01%7C%7C82e7b14f46984ff9ffc008dabb22d66d%7C2e31fb9b220b49bdba10f6e3dd7307ea%7C0%7C0%7C638028055549603937%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEkaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=OxTYyU7CT1MCq9dHpxRvT3OUcLXh70bkw2uCC0quWls%3D&reserved=0>

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

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.

Yours faithfully

Development Planning Department

Development Planning,

Thames Water,

Maple Lodge STW,

Denham Way,
Rickmansworth,
WD3 9SQ

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