

From: BCTAdmin@thameswater.co.uk
To: [Planning](#)
Date: 16 April 2021 12:18:45

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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: 65946
Your Ref: 6/2021/0671/MAJ

16 April 2021

Dear Sir/Madam

Re: Phase 2 & 3, L/W Broadwater Road, WELWYN GARDEN CITY, Hertfordshire, AL7 3BQ

Waste Comments

Following initial investigations, Thames Water has identified an inability of the existing FOUL WATER network infrastructure to accommodate the needs of this development proposal. Thames Water has contacted the developer in an attempt to agree a position for foul water networks but has been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. "The development shall not be occupied until confirmation has been provided that either:- 1. All wastewater network upgrades required to accommodate the additional flows from the development have been completed; or- 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan." Reason - Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

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.

Supplementary Comments

The existing infrastructure can cope with close to 400 dwellings, anything above this will require further consultation with Thames water.

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,

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

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