

From: DEVELOPER.SERVICES@THAMESWATER.CO.U

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Sent: 08 January 2026 12:40

To: Planning Control <Planning.Control@north-herts.gov.uk>

Subject: RE: Planning Consultation 25/03149/RM at Land Between Royston Road And, Cambridge Road, Barkway, Hertfordshire, Land Between Royston Road And, Cambridge Road, Barkway, He

Hello,

Thames Water has reviewed this H4 consultation. Your client may require a build over agreement, as we believe the proposed development could be within 3 meters of a public sewer (of which, the internal diameter is less than or equal to 150mm). There are no mapped public sewers in the vicinity, however following the private sewer transfer in October 2011, it is likely that houses of this type and location will have unmapped public sewers within their boundary.

We therefore strongly recommend your client employs a professional to conduct a survey within their property to ascertain if any shared pipework is present. If there is, then please do contact us again to discuss the next steps.

For more information on locating sewers and drains, [watch our video](#).

Watch our [guide to the Private Sewer Transfer](#) – note this only applied to existing drains and sewers that existed and were operational in 2011, not any new sewers or drains built since that time.

Please also advise your client, if applicable, that Thames Water do not permit driven piles within 15m of a public sewer. Our technical guidance can be found [here](#).

Kind Regards,

Vandana Bora

Developer Services, Thames Water