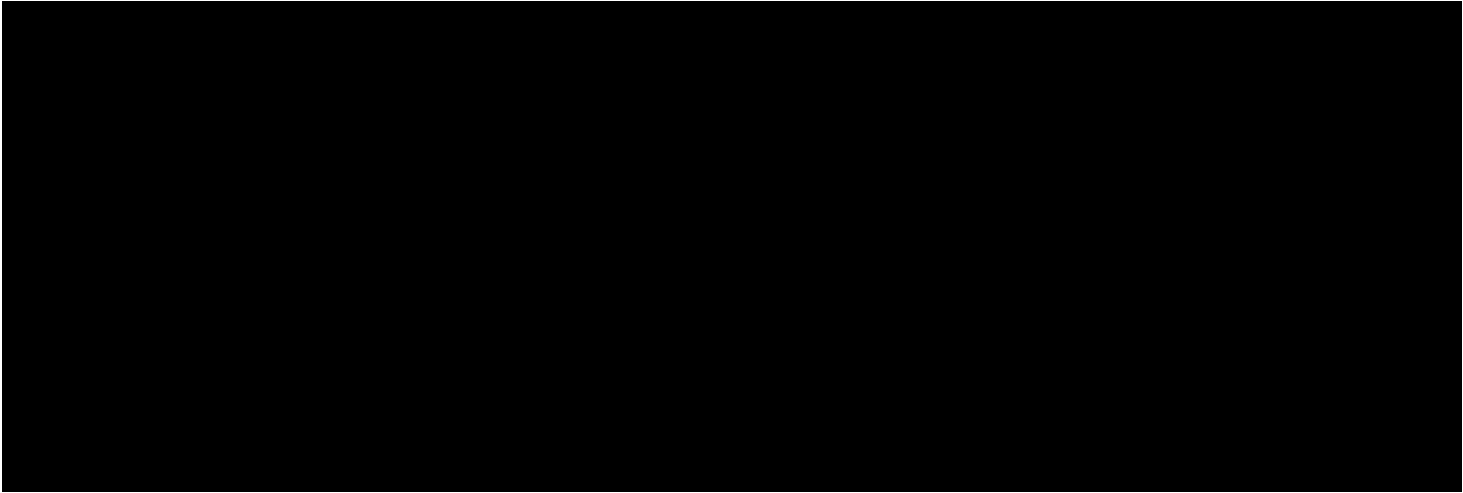




From: Nick Bosanko <[REDACTED]>
Sent: 19 March 2025 10:08
To: lauren.underwood@thameswater.co.uk
Cc: Derry, Paul <[REDACTED]>; Richard Kelly <[REDACTED]>; Naomi Reynard <[REDACTED]>
Subject: RE: 24/02889/FP - LAND AT ROUNDWOOD, BACK LANE, GRAVELEY, HERTFORDSHIRE - Our DTS 71306

Hi Lauren

Thank you for your email below.

I led on the FRA and drainage matters for the application. I also led on the recent LLFA rebuttal dated 7th March, which I assume you have seen. I planned to write to Thames Water before now but got distracted on other matters.

As part of the original planning application (ref 23/02492/FP) we liaised with Thames Water and agreed a surface water and foul water connection to the respective public sewers – see first two attachments.

At that time, more houses were proposed (our correspondence refers to 330 dwellings). However, the developable area remains very similar.

Foul Water Strategy

The FRA that supports the current application includes a foul water drainage layout. This shows part of the site will require a pump station and the remainder will drain by gravity. It also shows the connection point, as previously agreed with Thames Water. I have attached these drawings for your convenience.

The latest planning application is for 281 dwellings. This would generate a foul loading of 13 l/s. Given that some of the site is to be pumped, a reduced rate could be achieved. The agreed connection manhole is ref 241E (or TL2527241E). This is less than the 15.3 l/s previously identified. However, if capacity limitations remain, I assume an appropriate condition can be put in place with respect to build rates etc.

Surface Water Strategy

The developable area remains very similar to the previous application, and we intend to retain the previous principles agreed with Thames Water with respect to the surface water connection and discharge rate (i.e., 14.3 l/s into MH9409). Whilst it has not been requested, I have attached the surface water drainage layout showing this connection.

As noted in the FRA, alternative disposal options do not exist.

We hope that Thames Water remain satisfied with the principles previously agreed.

Many thanks, Nick

Nick Bosanko

Technical Director - Hydrology & Hydrogeology

O +4 [REDACTED]
M + [REDACTED]
E [REDACTED]

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From: lauren underwood <[REDACTED]>

Sent: 18 March 2025 16:19

To: Derry, Paul <[REDACTED]>

Subject: 24/02889/FP - LAND AT ROUNDWOOD, BACK LANE, GRAVELEY, HERTFORDSHIRE - Our DTS 71306

[REDACTED]

Good Afternoon,

Thames Water have been consulted on the above application by North Herts Council and, upon review, we do have some capacity concerns that have led to us requesting that some conditions be applied to permission, should it be granted. We may be able to remove the need for these prior to the decision being made if the developer is able to provide some further information.

For Foul Water, we have noticed that a drainage strategy confirming the foul water connection point, connection method and discharge/pump rate is missing from the information available on the councils website.

With regards to Surface water the LLFA have asked the developer to consult Thames Water again due to the amount of time that has passed since Thames Water confirmed capacity to the developer. The developer in response to this request has stated that they would do so. We can see no evidence that this consultation has happened yet.

Is this something that the developer would be able to provide to the local authority in order for us to assess if reinforcement to the existing network will be required to accommodate this development?

Kind regards,

Lauren Underwood

Regional Development Manager (London)
Asset Management & Engineering

lauren.underwood@thameswater.co.uk

Maple Lodge Sewage Treatment Works, Denham Way, Rickmansworth, WD3 9SQ



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Working schedule: Mon, Tues Fri 8am-5:30pm. Wed & Thurs 9:30am - 2:30pm

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