

G7 Geotech G7 Geotech Ltd 49, Church Rd Leyland PR25 3AA		TRIAL PIT RECORD		Trial Pit No SA02 Sheet 1 of 1																														
Project Name: Proposed residential development		Job No 1277		Trial Pit SA02 machine excavated on 22/10/21 Groundwater not encountered. Trial Pit backfilled with arisings on completion. GL 84.0 mOD GR:523295E 234065N																														
Location: Land East of Talbot Way, Letchworth Garden City, Hertfordshire SG6																																		
Client: The Environmental Protection Group Ltd																																		
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G7 Geotech G7 Geotech Ltd 49, Church Rd Leyland PR25 3AA		TRIAL PIT RECORD		Trial Pit No SA03 Sheet 1 of 1																															
Project Name: Proposed residential development		Job No 1277		Trial Pit SA03 machine excavated on 22/10/21 Groundwater not encountered. Trial Pit backfilled with arisings on completion. GL 77.75 mOD GR:523400E 234045N																															
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G7 Geotech G7 Geotech Ltd 49, Church Rd Leyland PR25 3AA		TRIAL PIT RECORD		Trial Pit No SA04 Sheet 1 of 1																										
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FOREWORD TO SOAKAGE TESTS

GENERAL

The soakage tests are undertaken in general accordance with BRE Digest 365 : 2016, Soakaway design. Soakage tests are undertaken in either machine-excavated or hand-excavated trial pits and water can be delivered either by means of a lorry mounted bowser or by portable 25 litre plastic containers, depending on the size / depth of excavation.

The BRE guidance requires soakage rates to be calculated on the basis of water levels recorded at 25% and 75% of the effective depth of the proposed soakaway. Soakage rates can vary substantially. In highly permeable granular soils the added water may drain relatively quickly, or in practically impermeable cohesive soils the water may drain very slowly, if at all. In the case of soils of low permeability or practically impermeable soils, water levels at 25% and 75% of the effective depth may not be achievable in the available time. In these circumstances, soakage rates are calculated based on alternative selected water levels and this is stated on the results sheets.

Where soakage tests are undertaken to assess the potential for infiltration drainage beneath a sports pitch, or other widescale drainage blanket, they can be undertaken in shallow trial pits of about 0.50m depth to target the proposed pitch formation level. In these circumstances, where the drainage blanket may be relatively thin or may include check dams at intervals, the effective depth of the soakaway as described in BRE Digest 365, is not necessarily relevant to the soakage rate calculation. Alternative selected water levels are therefore taken as the basis for calculation of the soakage rates.

The BRE Digest 365 requires soakage tests to be repeated to give 3 tests at each location in order to model the effects of reduced permeability resulting from saturation of the soils following prolonged rainfall. In the case of soils of low permeability or practically impermeable soils, repeat tests may not always be feasible in the available time. However, in these circumstances, soakaways may not be a suitable drainage option anyway, and a single test, can be sufficient in order to prove this negative outcome.

The Soakage Test Records are compiled from the geotechnical engineer's description of the strata encountered, based on an examination of the soil arisings and the results of field tests. Based on this data, the report presents an opinion on the configuration of strata within the site. However, such reasonable assumptions are given for guidance only, and no liability can be accepted for changes in conditions not revealed by the trial pits / soakage tests.

EXCAVATION METHODS

Trial pits can be undertaken either by mechanical excavator or by the use of hand tools which allows the ground conditions to be reasonably well established. Some disturbance of the ground is inevitable and depending on the type of excavator bucket used this can influence soakage test results.

GROUNDWATER

The depth at which ground water is struck is entered on the Soakage Test and Trial Pit Records. However, this observation may not indicate the true water level at that period. Due to the speed of excavation, natural ground water may be present at a depth slightly higher than the water strike. Moreover, ground water levels are subject to variations caused by changes in the local drainage conditions and by seasonal effects. When a moderate inflow of water does take place, excavation is suspended for at least 10 minutes to enable a more accurate short-term water level to be achieved. An estimate of the rate of inflow is also given. This is a relative term and serves only as a guide to the probable flow of water into an excavation. Further observations of the water level are made on completion.

SAMPLES

Disturbed soil samples are taken and placed in polythene bags for geotechnical testing. Small jar samples and plastic tub samples are taken for laboratory ground contamination testing. Where ground water is encountered in sufficient quantity, a sample of the ground water is also taken.

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SOAKAGE TEST RESULT

Soakage Test No

SA01

Sheet 1 of 1

Project Name: Proposed Residential Development

Job No
1277

Location: Land to the East of Talbot Way, Letchworth Garden City, Herts SG6

Client: EPG Ltd

Soakage test undertaken with
rubber tyred backhoe excavator (JCB)
at 0.55m depth.

SOAKAGE RATE

TP SOAKAGE TEST SA01 DEPTH 0.55 TEST No 1 DATE: 22nd October 2021

CASING DEPTH 0.00 m

DIMENSIONS

WIDTH 0.40 m

LENGTH 1.00 m

DIAMETER m

PERIMETER 2.800 m

BASE AREA 0.400 m²

Readings measured from 0.00 m above ground level

SOIL TYPE :-

GL - 0.20 TOPSOIL
0.20 - 0.55 White CHALK

No	time	depth	Depth bgl
1	0	0.300	0.300
2	1	0.300	0.300
3	2	0.305	0.305
4	3	0.305	0.305
5	4	0.310	0.310
6	5	0.310	0.310
7	10	0.315	0.315
8	15	0.320	0.320
9	20	0.320	0.320
10	25	0.320	0.320
11	30	0.320	0.320
12	40	0.320	0.320
13	73	0.330	0.330
14	88	0.340	0.340
15	122	0.350	0.350
16	156	0.360	0.360
17	186	0.360	0.360

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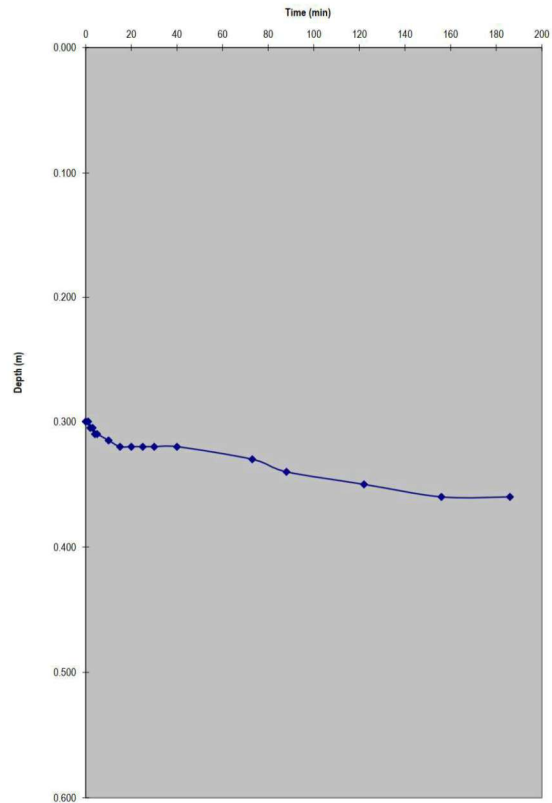
	Water Level (m)	Time sec
Top WL	7 0.32	600
Bottom WL	15 0.35	7320

Vol change = 0.0140 m³ V
 Soakage area = 1.0090 m² A
 Time = 6720 sec T

Soakage Rate 2.06E-06 m/sec

Soakage Rate is calculated using two selected water levels
 (equivalent to those at 25% and 75% of the fall in water level during
 the test) and is based on BRE Digest 365: 2016: Soakaway Design

Water Level v Time Graph





G7 Geotech Ltd
49, Church Rd
Leyland PR25 3AA

SOAKAGE TEST RESULT

Soakage Test No
SA02
Sheet 1 of 1

Project Name: Proposed Residential Development

Job No
1277

Location: Land to the East of Talbot Way, Letchworth Garden City, Herts SG6

Client: EPG Ltd

Soakage test undertaken with rubber tyred backhoe excavator (JCB) at 1.50m depth.

SOAKAGE RATE

TP SOAKAGE TEST SA02 DEPTH 1.50 TEST No 1 DATE : 22nd October 2021

CASING DEPTH 0.00 m

DIMENSIONS
WIDTH 0.40 m
LENGTH 1.50 m
DIAMETER m

PERIMETER 3.800 m
BASE AREA 0.600 m²

Readings measured from 0.00 m above ground level

No	time	depth	Depth bgl
1	0	0.630	0.630
2	1	0.650	0.650
3	2	0.650	0.650
4	3	0.650	0.650
5	4	0.660	0.660
6	5	0.670	0.670
7	10	0.670	0.670
8	15	0.680	0.680
9	25	0.690	0.690
10	30	0.690	0.690
11	35	0.700	0.700
12	45	0.710	0.710
13	60	0.720	0.720
14	93	0.750	0.750
15	106	0.760	0.760
16	141	0.780	0.780
17	180	0.790	0.790
18	209	0.810	0.810

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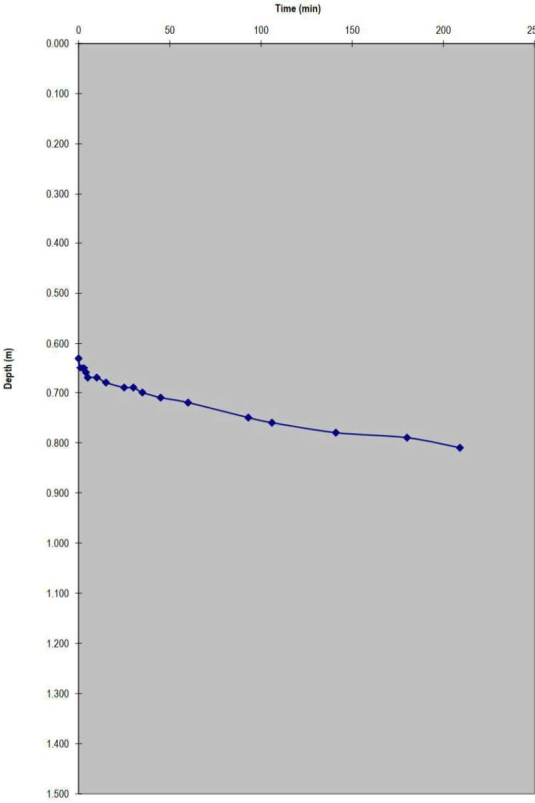
	Water Level (m)	Time sec
Top WL	6	0.67 300
Bottom WL	15	0.76 6360

Vol change = 0.0540 m³ V
Soakage area = 3.5830 m² A
Time = 6060 sec T

Soakage Rate 2.49E-06 m/sec

Soakage Rate is calculated using two selected water levels (equivalent to those at 25% and 75% of the fall in water level during the test) and is based on BRE Digest 365: 2016: Soakaway Design

Water Level v Time Graph



SOAKAGE TEST RESULT

Soakage Test No

SA03

Sheet 1 of 1

Project Name: Proposed Residential Development

Job No
1277

Location: Land to the East of Talbot Way, Letchworth Garden City, Herts SG6

Client: EPG Ltd

Soakage test undertaken with
rubber tyred backhoe excavator (JCB)
at 0.60m depth.

SOAKAGE RATE

TP SOAKAGE TEST SA03 DEPTH 0.60 TEST No 1 DATE: 22nd October 2021

CASING DEPTH 0.00 m

DIMENSIONS

WIDTH 0.40 m

LENGTH 1.20 m

DIAMETER m

PERIMETER 3.200 m

BASE AREA 0.480 m²

Readings measured from 0.00 m above ground level

SOIL TYPE :-

GL - 0.10 TOPSOIL

0.10 - 0.30 Soft grey brown sandy silty gravelly CLAY.

0.30 - 0.60 White CHALK

No	time	depth	Depth bgl
1	0	0.350	0.350
2	1	0.370	0.370
3	2	0.380	0.380
4	3	0.390	0.390
5	4	0.400	0.400
6	5	0.410	0.410
7	10	0.450	0.450
8	15	0.470	0.470
9	20	0.490	0.490
10	25	0.510	0.510
11	30	0.530	0.530
12	35	0.550	0.550

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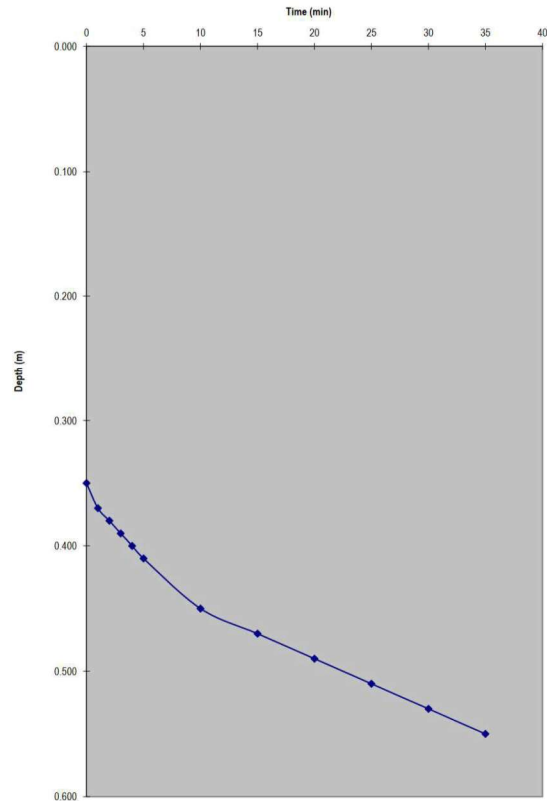
	Water Level (m)	Time sec
Top WL	5	0.40 240
Bottom WL	9	0.49 1200

Vol change = 0.0432 m³ V
 Soakage area = 0.9760 m² A
 Time = 960 sec T

Soakage Rate 4.61E-05 m/sec

Soakage Rate is calculated using two selected water levels
 (equivalent to those at 25% and 75% of the fall in water level during
 the test) and is based on BRE Digest 365: 2016: Soakaway Design

Water Level v Time Graph



G7 Geotech Ltd 49, Church Rd Leyland PR25 3AA		SOAKAGE TEST RESULT		Soakage Test No SA03	
		Job No 1277		Sheet 1 of 1	
Project Name: Proposed Residential Development		Soakage test undertaken with rubber tyred backhoe excavator (JCB) at 0.60m depth.			
Location: Land to the East of Talbot Way, Letchworth Garden City, Herts SG6					
Client: EPG Ltd					

SOAKAGE RATE

TP SOAKAGE TEST SA03 DEPTH 0.60 TEST No 2 DATE : 22nd October 2021

CASING DEPTH 0.00 m

DIMENSIONS

WIDTH 0.40 m

LENGTH 1.20 m

DIAMETER m

PERIMETER 3.200 m

BASE AREA 0.480 m²

Readings measured from **0.00** m above ground level

SOIL TYPE :-

GL - 0.10 TOPSOIL

0.10 - 0.30 Soft grey brown sandy silty gravelly CLAY.

0.30 - 0.60 White CHALK

No	time	depth	Depth bgl
1	0	0.350	0.350
2	1	0.360	0.360
3	3	0.370	0.370
4	4	0.370	0.370
5	5	0.370	0.370
6	10	0.390	0.390
7	15	0.400	0.400
8	20	0.430	0.430
9	25	0.440	0.440
10	30	0.440	0.440
11	35	0.450	0.450
12	45	0.470	0.470
13	60	0.490	0.490
14	85	0.530	0.530
15	97	0.550	0.550

	Water Level (m)	Time sec
Top WL	7 0.40	900
Bottom WL	13 0.49	3600

Vol change = 0.0432 m³
Soakage area = 0.9760 m²
Time = 2700 sec

V
A
T

Soakage Rate 1.64E-05 m/sec

Soakage Rate is calculated using two selected water levels (equivalent to those at 25% and 75% of the fall in water level during the test) and is based on BRE Digest 365: 2016: Soakaway Design

Water Level v Time Graph

Time (min)	Depth (m)
0	0.350
1	0.360
3	0.370
4	0.370
5	0.370
10	0.390
15	0.400
20	0.430
25	0.440
30	0.440
35	0.450
45	0.470
60	0.490
85	0.530
97	0.550

SOAKAGE TEST RESULT

Soakage Test No

SA03

Sheet 1 of 1

Project Name: Proposed Residential Development

Job No
1277

Location: Land to the East of Talbot Way, Letchworth Garden City, Herts SG6

Client: EPG Ltd

Soakage test undertaken with
rubber tyred backhoe excavator (JCB)
at 0.60m depth.

SOAKAGE RATE

TP SOAKAGE TEST SA03 DEPTH 0.60 TEST No 3 DATE: 22nd October 2021

CASING DEPTH 0.00 m

DIMENSIONS

WIDTH 0.40 m

LENGTH 1.20 m

DIAMETER m

PERIMETER 3.200 m

BASE AREA 0.480 m²

Readings measured from 0.00 m above ground level

SOIL TYPE :-

GL - 0.10 TOPSOIL

0.10 - 0.30 Soft grey brown sandy silty gravelly CLAY.

0.30 - 0.60 White CHALK

No	time	depth	Depth bgl
1	0	0.380	0.380
2	1	0.390	0.390
3	2	0.400	0.400
4	3	0.410	0.410
5	4	0.410	0.410
6	5	0.410	0.410
7	10	0.430	0.430
8	15	0.440	0.440
9	20	0.450	0.450
10	45	0.490	0.490
11	60	0.520	0.520
12	70	0.540	0.540
13	80	0.550	0.550

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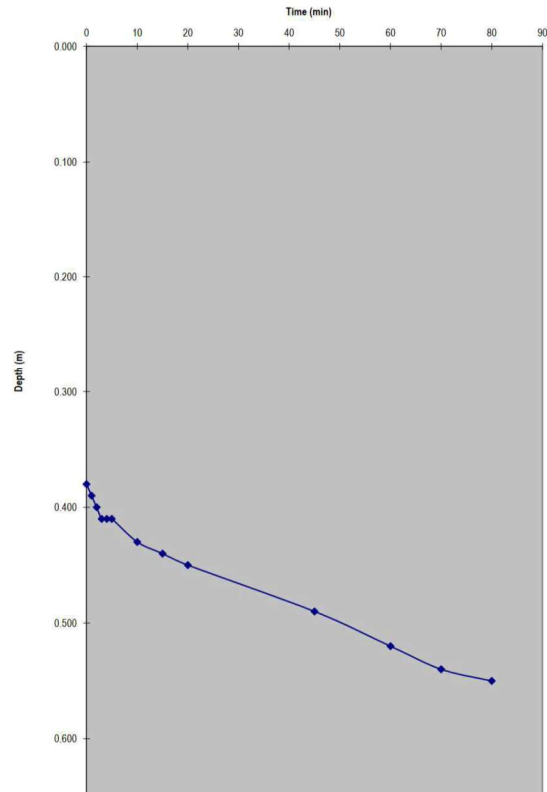
	Water Level (m)	Time sec
Top WL	7 0.43	600
Bottom WL	10 0.49	2700

Vol change = 0.0288 m³ V
 Soakage area = 0.9280 m² A
 Time = 2100 sec T

Soakage Rate 1.48E-05 m/sec

Soakage Rate is calculated using two selected water levels
 (equivalent to those at 25% and 75% of the fall in water level during
 the test) and is based on BRE Digest 365: 2016: Soakaway Design

Water Level v Time Graph



G7 Geotech Ltd 49, Church Rd Leyland PR25 3AA		SOAKAGE TEST RESULT		Soakage Test No SA04 Sheet 1 of 1	
Project Name: Proposed Residential Development			Job No 1277		Soakage test undertaken with rubber tyred backhoe excavator (JCB) at 1.50m depth.
Location: Land to the East of Talbot Way, Letchworth Garden City, Herts SG6					
Client: EPG Ltd					

SOAKAGE RATE

TP SOAKAGE TEST SA04 DEPTH 1.50 TEST No 1 DATE : 22nd October 2021

CASING DEPTH 0.00 m

DIMENSIONS

WIDTH 0.40 m

LENGTH 1.40 m

DIAMETER m

PERIMETER 3.600 m

BASE AREA 0.560 m²

Readings measured from **0.00** m above ground level

SOIL TYPE :-

GL - 0.10 TOPSOIL

0.10 - 0.30 Soft grey brown sandy silty gravelly CLAY.

0.30 - 1.50 White CHALK

No	time	depth	Depth bgl
1	0	0.800	0.800
2	1	0.830	0.830
3	2	0.850	0.850
4	3	0.860	0.860
5	4	0.870	0.870
6	5	0.890	0.890
7	10	0.930	0.930
8	15	0.970	0.970
9	20	1.000	1.000
10	25	1.030	1.030
11	30	1.060	1.060
12	40	1.100	1.100
13	45	1.130	1.130
14	60	1.190	1.190
15	98	1.270	1.270
16	105	1.300	1.300
17	120	1.370	1.370

	Water Level (m)	Time sec
Top WL	7	0.93
Bottom WL	14	1.19

Vol change = 0.1456 m³ V

Soakage area = 2.1440 m² A

Time = 3000 sec T

Soakage Rate 2.26E-05 m/sec

Soakage Rate is calculated using two selected water levels (equivalent to those at 25% and 75% of the fall in water level during the test) and is based on BRE Digest 365: 2016: Soakaway Design

Water Level v Time Graph

Time (min)	Depth (m)
0	0.800
1	0.830
2	0.850
3	0.860
4	0.870
5	0.890
10	0.930
15	0.970
20	1.000
25	1.030
30	1.060
40	1.100
45	1.130
60	1.190
98	1.270
105	1.300
120	1.370

SOAKAGE TEST RESULT

Soakage Test No

SA04

Sheet 1 of 1

Project Name: Proposed Residential Development

Job No
1277

Location: Land to the East of Talbot Way, Letchworth Garden City, Herts SG6

Client: EPG Ltd

Soakage test undertaken with
rubber tyred backhoe excavator (JCB)
at 1.50m depth.

SOAKAGE RATE

TP SOAKAGE TEST SA04 DEPTH 1.50 TEST No 2 DATE: 22nd October 2021

CASING DEPTH 0.00 m

DIMENSIONS

WIDTH 0.40 m

LENGTH 1.40 m

DIAMETER m

PERIMETER 3.600 m

BASE AREA 0.560 m²

Readings measured from 0.00 m above ground level

SOIL TYPE :-

GL - 0.10 TOPSOIL

0.10 - 0.30 Soft grey brown sandy silty gravelly CLAY.

0.30 - 1.50 White CHALK

No	time	depth	Depth bgl
1	0	0.770	0.770
2	1	0.790	0.790
3	2	0.800	0.800
4	3	0.810	0.810
5	4	0.820	0.820
6	5	0.830	0.830
7	10	0.850	0.850
8	15	0.870	0.870
9	21	0.900	0.900
10	25	0.920	0.920
11	30	0.950	0.950
12	45	1.010	1.010
13	60	1.090	1.090
14	72	1.120	1.120
15	80	1.150	1.150
16	90	1.160	1.160
17	100	1.190	1.190
18	125	1.240	1.240
19	140	1.270	1.270

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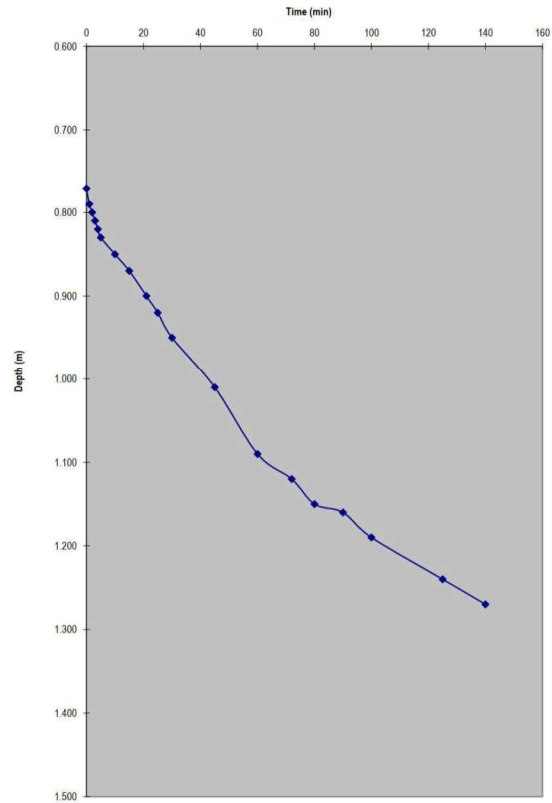
	Water Level (m)	Time sec
Top WL	9	0.90 1260
Bottom WL	15	1.15 4800

Vol change = 0.1400 m³ V
 Soakage area = 2.2700 m² A
 Time = 3540 sec T

Soakage Rate **1.74E-05** **m/sec**

Soakage Rate is calculated using two selected water levels
 (equivalent to those at 25% and 75% of the fall in water level during
 the test) and is based on BRE Digest 365: 2016: Soakaway Design

Water Level v Time Graph



G7 Geotech Ltd 49, Church Rd Leyland PR25 3AA		SOAKAGE TEST RESULT		Soakage Test No SA04 Sheet 1 of 1	
Project Name: Proposed Residential Development		Job No 1277		Soakage test undertaken with rubber tyred backhoe excavator (JCB) at 1.50m depth.	
Location: Land to the East of Talbot Way, Letchworth Garden City, Herts SG6					
Client: EPG Ltd					

SOAKAGE RATE

TP SOAKAGE TEST SA04 DEPTH 1.50 TEST No 3 DATE : 22nd October 2021

CASING DEPTH 0.00 m

DIMENSIONS

WIDTH 0.40 m

LENGTH 1.40 m

DIAMETER m

PERIMETER 3.600 m

BASE AREA 0.560 m²

Readings measured from **0.00** m above ground level

SOIL TYPE :-

GL - 0.10 TOPSOIL

0.10 - 0.30 Soft grey brown sandy silty gravelly CLAY.

0.30 - 1.50 White CHALK

No	time	depth	Depth bgl
1	0	0.750	0.750
2	1	0.760	0.760
3	2	0.770	0.770
4	3	0.780	0.780
5	4	0.790	0.790
6	5	0.800	0.800
7	10	0.820	0.820
8	15	0.860	0.860
9	20	0.880	0.880
10	30	0.920	0.920
11	45	0.960	0.960
12	60	1.020	1.020
13	82	1.070	1.070
14	90	1.100	1.100
15	95	1.120	1.120

	Water Level (m)	Time sec
Top WL	7	0.82
Bottom WL	12	1.02

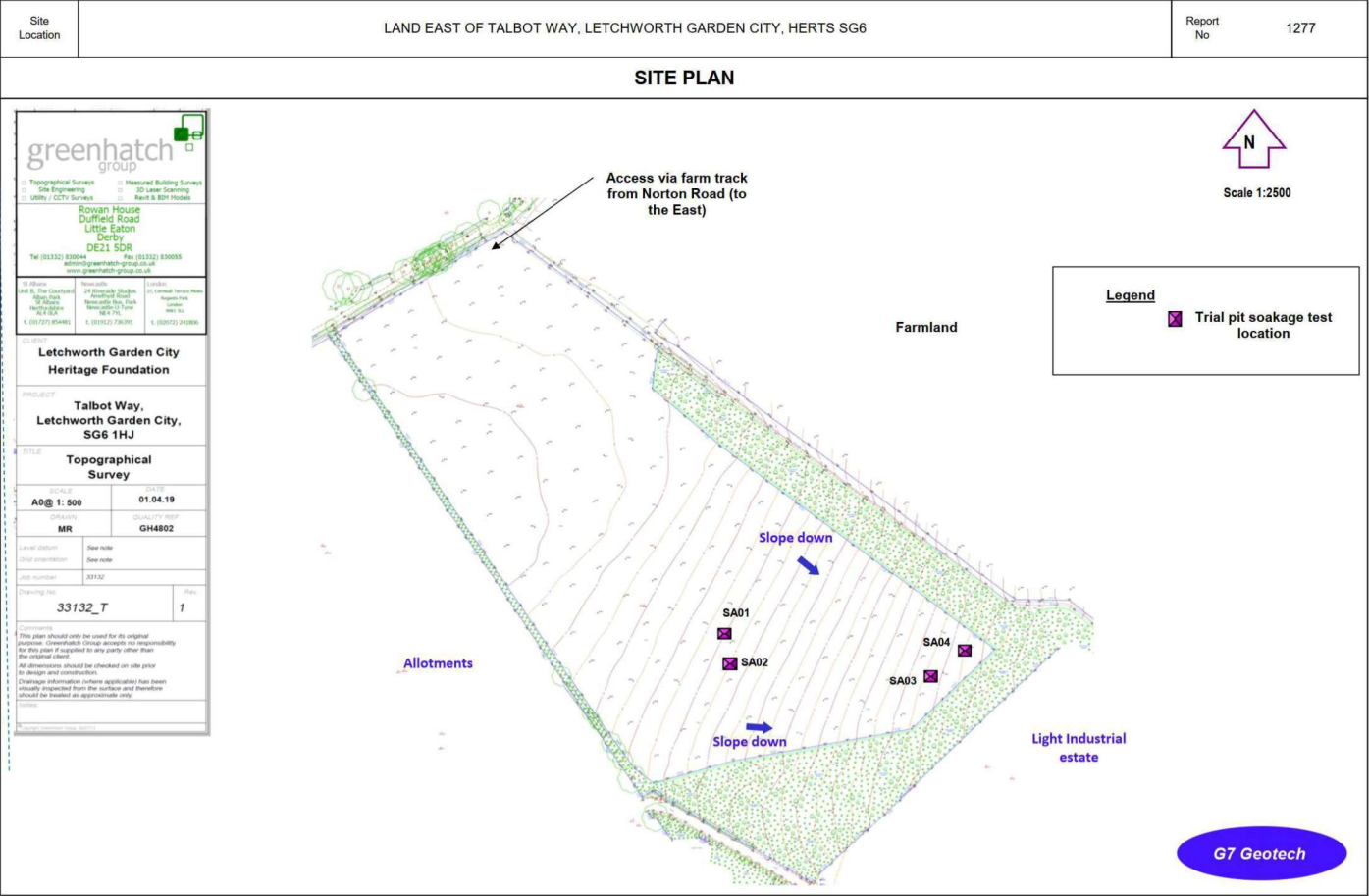
Vol change	=	0.1120	m ³	V
Soakage area	=	2.6480	m ²	A
Time	=	3000	sec	T

Soakage Rate 1.41E-05 m/sec

Soakage Rate is calculated using two selected water levels (equivalent to those at 25% and 75% of the fall in water level during the test) and is based on BRE Digest 365: 2016: Soakaway Design

Water Level v Time Graph

Time (min)	Depth (m)
0	0.750
1	0.760
2	0.770
3	0.780
4	0.790
5	0.800
10	0.820
15	0.860
20	0.880
30	0.920
45	0.960
60	1.020
82	1.070
90	1.100
95	1.120



Appendix E – Anglian Water Technical Correspondence

Thomas Rayment

From: Ben Brooks
Sent: 09 September 2025 01:04
To: Planning Liaison; Peter Maddock
Cc: Thomas Rayment
Subject: [Filed on 2025-09-09] RE: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

Categories: Filed to CloudFiler

Claire,

Thanks for your prompt confirmation.

Much appreciated.

ARDENT
CONSULTING ENGINEERS

Ben Brooks
Project Director

AN EMPLOYEE OWNED COMPANY

T 0207 680 4088

Infrastructure | Transport Planning | Flood Risk | Acoustics | Air Quality

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From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 08 September 2025 16:09
To: Ben Brooks <bbrooks@ardent-ce.co.uk>; Peter Maddock <pmaddock@ardent-ce.co.uk>; Planning Liaison <planningliaison@anglianwater.co.uk>
Cc: Thomas Rayment <trayment@ardent-ce.co.uk>
Subject: RE: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good afternoon Ben,

Thank you for your email.

I can confirm that as this site has outline planning your connection point as per our report reference PPE-0216650 to MH3901 located in Flint Road at National Grid reference (NGR) TL 23343 33938 remains the connection point for this development.

Kind regards,

Claire Wootton



Claire Wootton

Pre-Development Senior Engineer

Telephone: 07970 467823

Anglian Water Services Limited

Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT



For details on how to submit a pre-planning enquiry to the Pre-Development Team, please visit the ["how to apply"](#) section on our website.

For further information please email us at planningliaison@anglianwater.co.uk or visit our website at: <https://www.anglianwater.co.uk/developing/planning--capacity/planning-and-capacity/>

From: Ben Brooks <bbrooks@ardent-ce.co.uk>

Sent: 04 September 2025 20:56

To: Peter Maddock <pmaddock@ardent-ce.co.uk>; Planning Liaison <planningliaison@anglianwater.co.uk>

Cc: Thomas Rayment <trayment@ardent-ce.co.uk>

Subject: RE: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

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All,

For completeness, the emails below confirm they supersede the SW connection report in the latest pre-dev report (attached), however my expectation was the Foul Connection point (MH3901) indicated within the pre-dev was unchanged.

Hopefully this is a simple confirmation email that we can still refer to the attached pre-dev for the agreed foul connection (noting the scheme has outline planning on the basis of this connection following the pre-dev undertaken in 2021 – also attached).

Kind Regards,



Ben Brooks
Project Director

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From: Peter Maddock <pmaddock@ardent-ce.co.uk>

Sent: 04 September 2025 15:45

To: Planning Liaison <planningliaison@anglianwater.co.uk>

Cc: Thomas Rayment <trayment@ardent-ce.co.uk>; Ben Brooks <bbrooks@ardent-ce.co.uk>

Subject: RE: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

Hi Doug,

Hope you have been well.

I am following on from the previous email by my colleague Tom, in which he discussed the possibility of a foul water connection.

With regards to capacity in the network here, please could you confirm, is a foul water connection into the foul chamber MH 3901 (adjacent to our surface water connection) viable?

For your reference, I have attached the sewer records in this location. The development is comprised of 120 units.

Please let me know if any of the above is unclear or if you need any further information to confirm.

Kind regards,

Peter Maddock

Engineer



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T | 020 7680 4088 E | pmaddock@ardent-ce.co.uk

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From: Planning Liaison <planningliaison@anglianwater.co.uk>

Sent: 07 July 2025 15:04

To: Thomas Rayment <trayment@ardent-ce.co.uk>

Subject: [Filed on 2025-07-07] RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

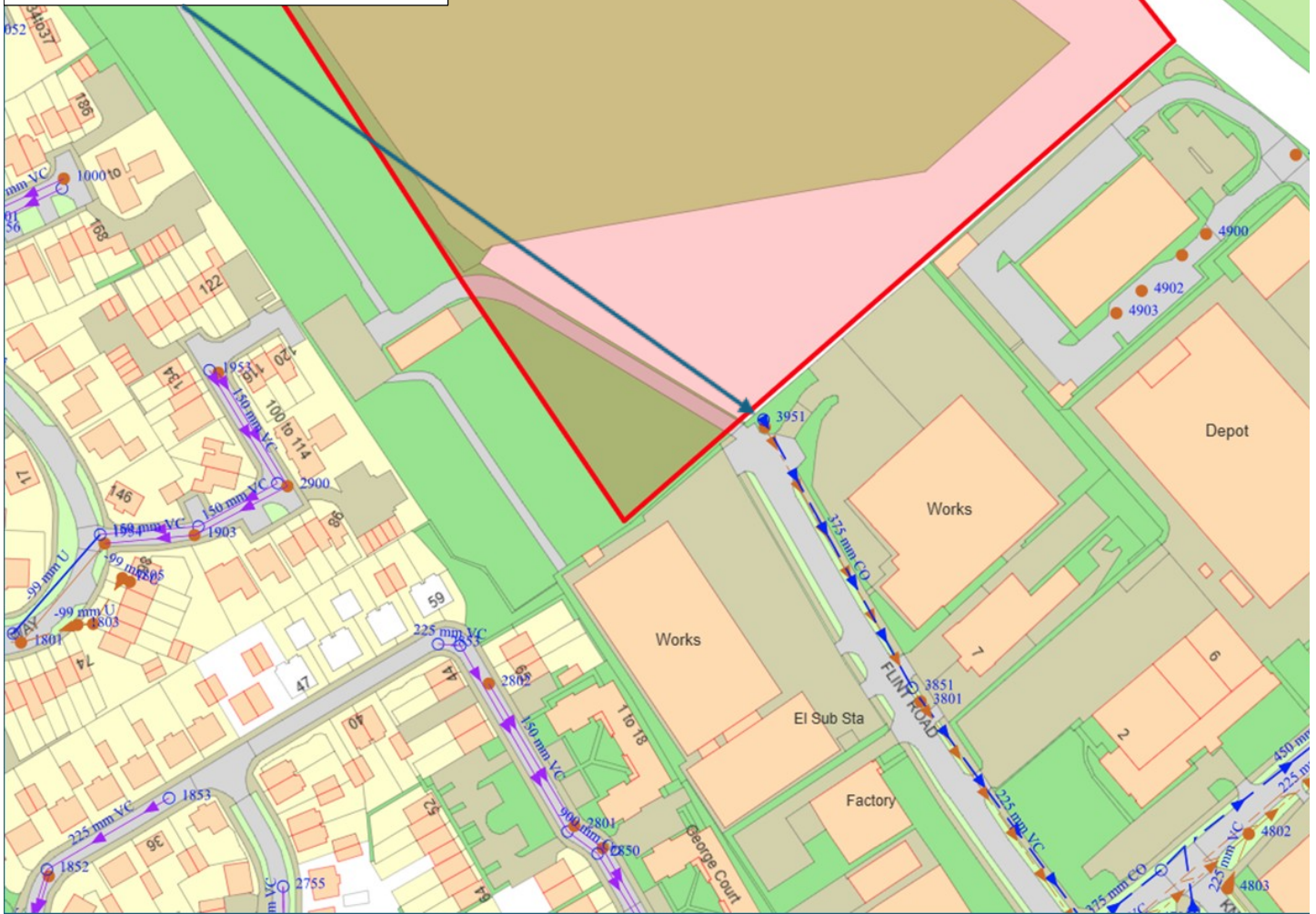
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Hi Tom,

Thank you for the correction.

Yes, that was a typo on my behalf, Anglian Water accept the connection to MH3951 at a rate of 8l/s.

Connection point to the 375mm
surface water sewer at MH3951
at 8l/s



Please use this email trail as confirmation of your connection point.

Kind Regards,
Doug



anglianwater

Doug Mlambo

Senior Engineer (Flood Risk)

For details on how to submit a pre-planning enquiry to the Pre-Development Team, please visit the "how to apply" section on our website.

Growth Planning Team Telephone: **03450263912**

Anglian Water Services Limited

Growth, Planning & Capacity Team

Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT



From: Thomas Rayment <trayment@ardent-ce.co.uk>

Sent: 04 July 2025 14:10

To: Planning Liaison <planningliaison@anglianwater.co.uk>; Ben Brooks <bbrooks@ardent-ce.co.uk>

Cc: Dear, Colin <colin.dear@barratthomes.co.uk>; Dominic Cronin <dcronin@Ardent-ce.co.uk>

Subject: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

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Good afternoon Doug,

Thank you for getting back so quickly. I believe there is some confusion in the email below. Our preferred connection point is MH3951, but you state MH4752. Can you please clarify Anglian Water accept the connection to MH3951 at a rate of 8l/s?

Many Thanks,

Thomas Rayment

Principal Engineer

!!! I will be going on paternity leave at short notice. My colleagues are aware !!!

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T | 020 7680 4088 **M** | 07932 936 924 **E** | trayment@ardent-ce.co.uk

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From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 04 July 2025 14:00
To: Ben Brooks <bbrooks@ardent-ce.co.uk>; Planning Liaison <planningliaison@anglianwater.co.uk>
Cc: Dear, Colin <colin.dear@barratthomes.co.uk>; Dominic Cronin <dcronin@Ardent-ce.co.uk>; Thomas Rayment <trayment@ardent-ce.co.uk>
Subject: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

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Hi Tom/Ben,

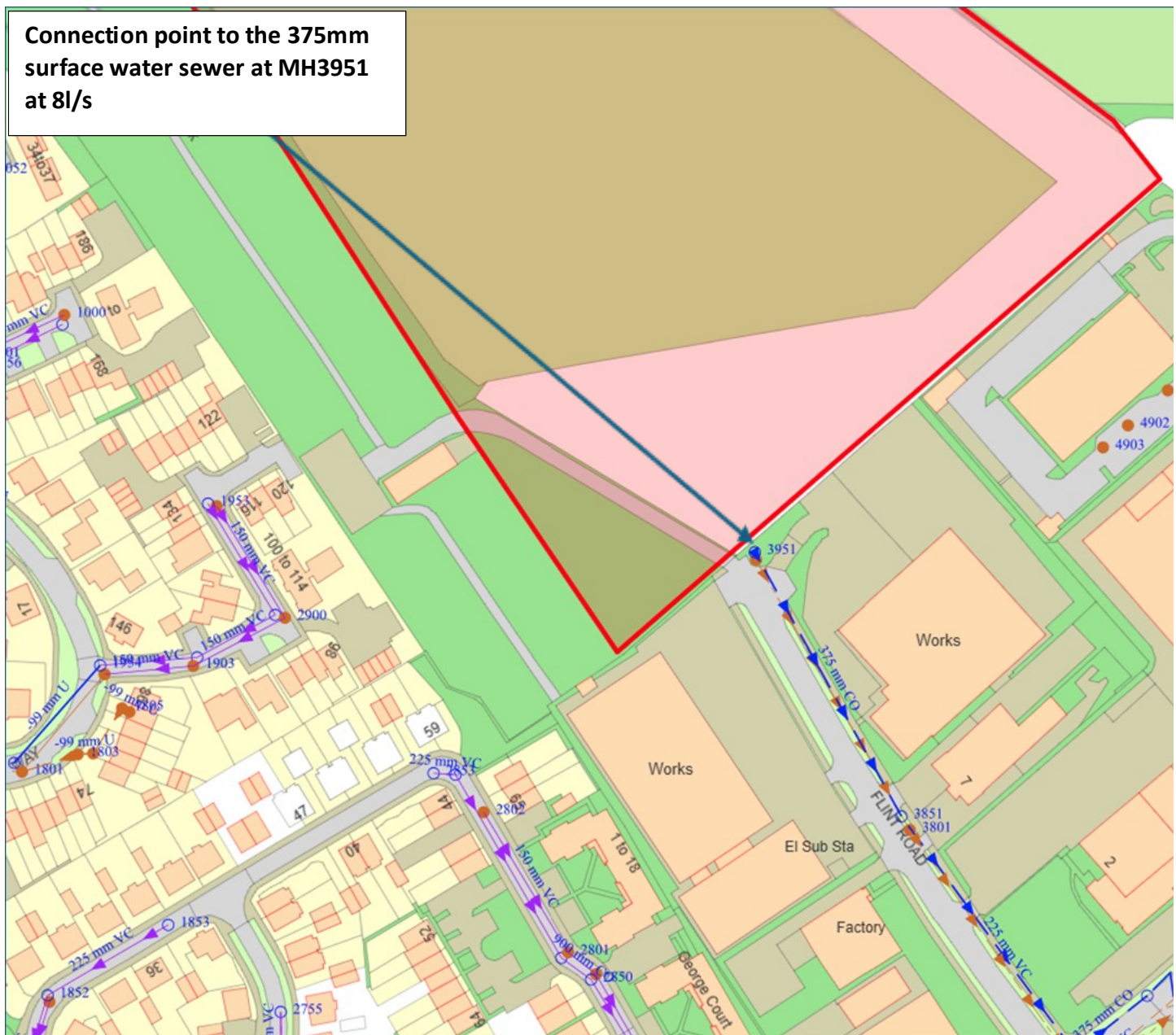
Thank you, Tom, for the quick Teams call that we had yesterday and the clarity you provided about your request for the above site.

We have also received GDPR approval from RSK and can formally respond to your request.

Having looked at the two PPE reports which you summarised your request as follows:

- “Planning Pre-Dev Report 01”, PPE-0111381 dated 22/01/2021, allowing a discharge rate at 8l/s to MH 3951
- “Planning Pre-Dev Report 02”; PPE-0216650 dated 29/10/2024, allowing a discharge rate at 7.58l/s to MH 4752.

The first PPE-0111381 dated 2021 is out of date and the second one is in date (PPE-0216650) and Anglian Water accept your preferred connection point to the surface water sewer south of your development at MH4752 at a maximum rate of 8l/s for all events. **Reasons:** The connection is to the same size sewer and at an easily accessible point from your development site.



Please take this email correspondence as confirmation for your connection point to supersede the one in our Pre-Planning report issued on 29/10/2024.

If you have any further questions, do not hesitate to get in touch with our team on the contacts below.

Kind Regards,
Doug

Doug Mlambo

Senior Engineer (Flood Risk)

For details on how to submit a pre-planning enquiry to the Pre-Development Team, please visit the "[how to apply](#)" section on our website.

Growth Planning Team Telephone: **03450263912**

Anglian Water Services Limited

Growth, Planning & Capacity Team

Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT

From: Ben Brooks <bbrooks@ardent-ce.co.uk>

Sent: 02 July 2025 22:52

To: Planning Liaison <planningliaison@anglianwater.co.uk>

Cc: Dear, Colin <colin.dear@barratthomes.co.uk>; Dominic Cronin <dcronin@Ardent-ce.co.uk>; Thomas Rayment <trayment@ardent-ce.co.uk>

Subject: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

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Charlotte,

We have requested RSK provide you with an email.

Let us know if there is anything else we can do to speed thing up.

Thanks,

Ben Brooks

Project Director

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From: Planning Liaison <planningliaison@anglianwater.co.uk>

Sent: 02 July 2025 14:58

To: Ben Brooks <bbrooks@ardent-ce.co.uk>

Cc: Dear, Colin <colin.dear@barratthomes.co.uk>; Dominic Cronin <dcronin@Ardent-ce.co.uk>; Thomas Rayment <trayment@ardent-ce.co.uk>

Subject: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

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Hi Ben,

We completely understand this, just sadly we must have an email from the owner, just for the avoidance of any doubt. I would love to have accepted it but we are regulated and have to ensure this is audited correctly. Anglian Water have always requested a "written" email from the owner to ensure the GDPR checks have passed.

Mark and Drainage I have removed as this is a Pre-Dev they are not able to support unfortunately. I will update them as soon as we have issued a response.

I have asked our senior engineer to review the information as a matter of urgency for you.

Kind regards,
Charlotte



Charlotte

Pre-Development Engineer

For details on how to submit a pre-planning enquiry to the Pre-Development Team, please visit the ["how to apply"](#) section on our website.

Growth Planning Team contact number: 0345 026 3912

Anglian Water Services Limited



From: Ben Brooks <bbrooks@ardent-ce.co.uk>

Sent: 01 July 2025 22:02

To: Planning Liaison <planningliaison@anglianwater.co.uk>

Cc: Mark Mould <mMould@anglianwater.co.uk>; Development Services - Drainage <Drainage@anglianwater.co.uk>;

Dear, Colin <colin.dear@barratthomes.co.uk>; Dominic Cronin <dcronin@Ardent-ce.co.uk>; Thomas Rayment <trayment@ardent-ce.co.uk>

Subject: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

Importance: High

Some people who received this message don't often get email from bbrooks@ardent-ce.co.uk. [Learn why this is important](#)

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Charlotte,

Your email (attached) did not specify that the written permission needed to be an email confirmation, we assumed incorrectly that the request for something in writing referred to headed paper as is typically the case.

I have attached the email trail – is this adequate? Neither BDW nor Ardent are going to fraudulently create a letter from RSK to save £500 in Pre-dev costs, using the previous pre-dev response as the starting point was to try and save us all time and effort.

On the basis we have waited more than 2 weeks for you to confirm you need an email can you please progress with reviewing the information available and providing a response to our queries?

We can get you what you need but given the impending planning application for the scheme we cannot afford to spend more time waiting for a response.

Kind Regards,

Ben Brooks

Project Director

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From: Planning Liaison <planningliaison@anglianwater.co.uk>

Sent: 01 July 2025 09:48

To: Ben Brooks <bbrooks@ardent-ce.co.uk>

Subject: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good morning Ben,

Unfortunately we need a written email from RSK to approve us discussing this Pre-Planning enquiry with you. We can not accept any other documentation as we need to ensure it has come from the enquiry owner to ensure we have passed the necessary GDPR steps.

They can email us, anyone from RSK to planningliaison@anglianwater.co.uk to enable this discussion, please mark this for my attention so that I can ensure it is picked up as a priority.

Kind regards,
Charlotte



Charlotte

Pre-Development Engineer

For details on how to submit a pre-planning enquiry to the Pre-Development Team, please visit the "how to apply" section on our website.

Growth Planning Team contact number: 0345 026 3912

Anglian Water Services Limited



From: Ben Brooks <bbrooks@ardent-ce.co.uk>

Sent: 23 June 2025 12:38

To: Planning Liaison <planningliaison@anglianwater.co.uk>; Mark Mould <mMould@anglianwater.co.uk>

Cc: Development Services - Drainage <Drainage@anglianwater.co.uk>; Dear, Colin <colin.dear@barratthomes.co.uk>; Dominic Cronin <dcronin@Ardent-ce.co.uk>; Thomas Rayment <trayment@ardent-ce.co.uk>

Subject: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

Importance: High

Some people who received this message don't often get email from bbrooks@ardent-ce.co.uk. [Learn why this is important](#)

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All,

I have not seen a response to the below email.

Can you please confirm you are now able to engage with us and ideally provide a response to our original enquiry on 2nd June (attached email for ease).

Kind Regards,

Ben Brooks

Project Director

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From: Ben Brooks

Sent: 13 June 2025 17:58

To: Planning Liaison <planningliaison@anglianwater.co.uk>; Mark Mould <mMould@anglianwater.co.uk>

Cc: Development Services - Drainage <Drainage@anglianwater.co.uk>; Dominic Cronin <dcronin@Ardent-ce.co.uk>

Subject: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

All,

Please find letter from RSK (now re-branded as LDE) confirming we are able to engage with Anglian Water.

Is this adequate to allow you to talk to us about the 2024 pre-planning assessment report?

Kind Regards,

Ben Brooks

Project Director

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From: Ben Brooks

Sent: 09 June 2025 19:04

To: Planning Liaison <planningliaison@anglianwater.co.uk>; Mark Mould <mMould@anglianwater.co.uk>

Cc: Development Services - Drainage <Drainage@anglianwater.co.uk>; Dominic Cronin <dcronin@Ardent-ce.co.uk>

Subject: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

Thanks both,

We are waiting for RSK to provide permission via our client for us to talk to you on their Pre-Dev.

Once we have this we will circulate to get the ball rolling.

Mark,

Regarding your comments on requisition, I'm aware the landowner is in discussion and if we went ahead with this option our preference would be a negotiated solution but I feel at this fairly early stage knowing we had a requisition option available would provide the client with some comfort they won't be ransomed.

Kind Regards,

Ben Brooks

Project Director

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From: Planning Liaison <planningliaison@anglianwater.co.uk>

Sent: 09 June 2025 10:56

To: Mark Mould <mMould@anglianwater.co.uk>

Cc: Development Services - Drainage <Drainage@anglianwater.co.uk>; Ben Brooks <bbrooks@ardent-ce.co.uk>;
Dominic Cronin <dcronin@Ardent-ce.co.uk>

Subject: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

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Good morning Mark,

Thank you, I picked this up on the 4th June.

Unfortunately, we not received GDPR consent to speak with ardent about this site, until we have we are unable to disclose any further details. If Ardent wish to apply for a surface water assessment to answer their queries below, they will need to apply through our webpage, this can no longer be applied through inflow [How to Apply](#), the form is around ¾ of the way down this webpage.

Thank you for sending this on, I hope you had a good break.

Kind regards,
Charlotte



Charlotte

Pre-Development Engineer

For details on how to submit a pre-planning enquiry to the Pre-Development Team, please visit the ["how to apply"](#) section on our website.

Growth Planning Team contact number: 0345 026 3912

Anglian Water Services Limited



From: Mark Mould <mMould@anglianwater.co.uk>

Sent: 09 June 2025 10:30

To: Planning Liaison <planningliaison@anglianwater.co.uk>

Cc: Development Services - Drainage <Drainage@anglianwater.co.uk>; bbrooks@ardent-ce.co.uk; dcronin@ardent-ce.co.uk

Subject: FW: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

Good morning planning team.

Whilst I was on leave I was copied in on an email sent to the drainage mailbox. Not sure if this was forwarded on to you but you will note that Ardent are seeking confirmation regards the surface water outfall point. Could you please review and respond.

Regards the option of a requisition Ben, have you spoken to the appropriate land owner to see if they would be prepared to be named on a Section 104 agreement as an adjoining owner? It could save a lot of extra time and money if they did rather than going down the requisition route whereby you would be liable to cover all land agent costs (ours and landowners) and any compensation that may be deemed liable through negotiations. Plus our fees are increased if entering a Section 30 Anglian Water Act 1977 type agreement with a 100% bond due on top.

Kind regards

Mark Mould

Drainage Engineer Development Services

Mobile 07855 147595

Office: 03456 066087 Option 2

Anglian Water Services Limited

Great Billing WRC, 23 Crow Lane, Northampton NN3 9BX



From: Thomas Rayment <trayment@ardent-ce.co.uk>

Sent: 02 June 2025 16:26

To: Development Services - Drainage <Drainage@anglianwater.co.uk>; Mark Mould <mMould@anglianwater.co.uk>

Cc: Ben Brooks <bbrooks@ardent-ce.co.uk>; Dominic Cronin <dcronin@Ardent-ce.co.uk>

Subject: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

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Good afternoon,

I'm getting in touch to request confirmation on a few points relating to the proposed drainage connections for our site located at [Talbot Way, Letchford]. We note there have been two pre-development enquiries at the site, see attached predevelopment 1 and 2, a brief overview is outlined below.

- "Planning Pre-Dev Report 01", dated 22/01/2021, allowing a discharge rate at 8l/s to MH 3951,
- "Planning Pre-Dev Report 02"; dated 29/10/2024, allowing a discharge rate at 7.58l/s to MH 4752.

We would like to confirm the surface water connection at the site entrance, *Report-01*. We understand this is the same sewer we have previously been offered a connection to. Assuming the diameter is consistent, we do not foresee any issues but would appreciate formal confirmation.

Alternatively, we would like to discuss the possibility whether foul and surface water can be connected via a requisition, see attached plan, 2502330-ACE-XX-00-DR-C-0151, showing an alternative option which connect to existing Anglian water assets. Our understanding is that these would both connect downstream of the current point of connection, so we anticipate this should be acceptable also.

It would be very helpful to have your input on the above, and to understand whether you foresee any constraints or requirements we should be aware of. Please let us know if you require any further information or plans from our side.

Many Thanks,

Thomas Rayment

Principal Engineer

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Thomas Rayment

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 07 July 2025 15:04
To: Thomas Rayment
Subject: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)
Attachments: image014.emz

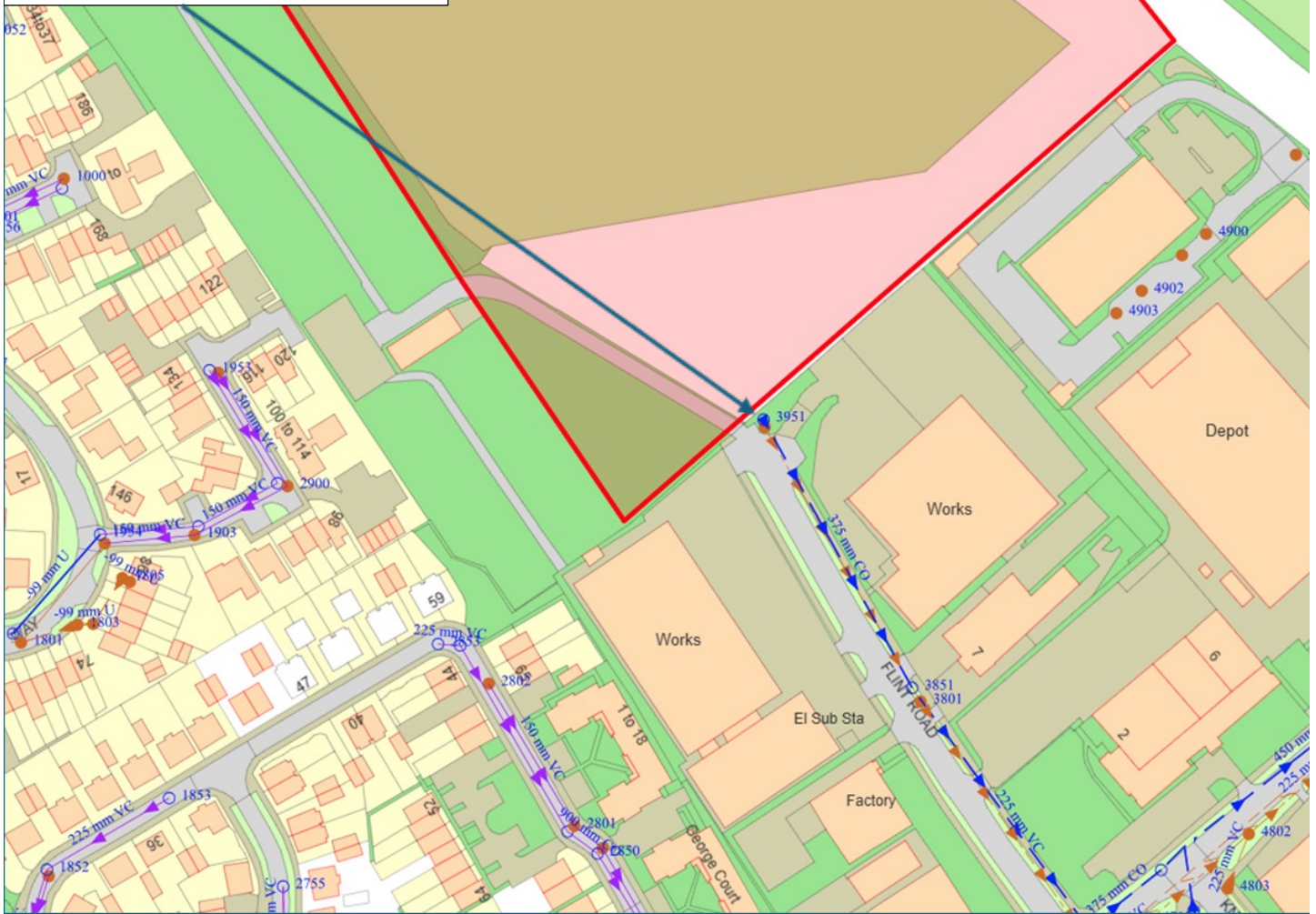
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Hi Tom,

Thank you for the correction.

Yes, that was a typo on my behalf, Anglian Water accept the connection to MH3951 at a rate of 8l/s.

Connection point to the 375mm
surface water sewer at MH3951
at 8l/s



Please use this email trail as confirmation of your connection point.

Kind Regards,
Doug



anglianwater

Doug Mlambo

Senior Engineer (Flood Risk)

For details on how to submit a pre-planning enquiry to the Pre-Development Team, please visit the "how to apply" section on our website.

Growth Planning Team Telephone: **03450263912**

Anglian Water Services Limited

Growth, Planning & Capacity Team

Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT



From: Thomas Rayment <trayment@ardent-ce.co.uk>

Sent: 04 July 2025 14:10

To: Planning Liaison <planningliaison@anglianwater.co.uk>; Ben Brooks <bbrooks@ardent-ce.co.uk>

Cc: Dear, Colin <colin.dear@barratthomes.co.uk>; Dominic Cronin <dcronin@Ardent-ce.co.uk>

Subject: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

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Good afternoon Doug,

Thank you for getting back so quickly. I believe there is some confusion in the email below. Our preferred connection point is MH3951, but you state MH4752. Can you please clarify Anglian Water accept the connection to MH3951 at a rate of 8l/s?

Many Thanks,

Thomas Rayment

Principal Engineer

!!! I will be going on paternity leave at short notice. My colleagues are aware !!!

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From: Planning Liaison <planningliaison@anglianwater.co.uk>

Sent: 04 July 2025 14:00

To: Ben Brooks <bbrooks@ardent-ce.co.uk>; Planning Liaison <planningliaison@anglianwater.co.uk>

Cc: Dear, Colin <colin.dear@barratthomes.co.uk>; Dominic Cronin <dcronin@Ardent-ce.co.uk>; Thomas Rayment <trayment@ardent-ce.co.uk>

Subject: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

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Hi Tom/Ben,

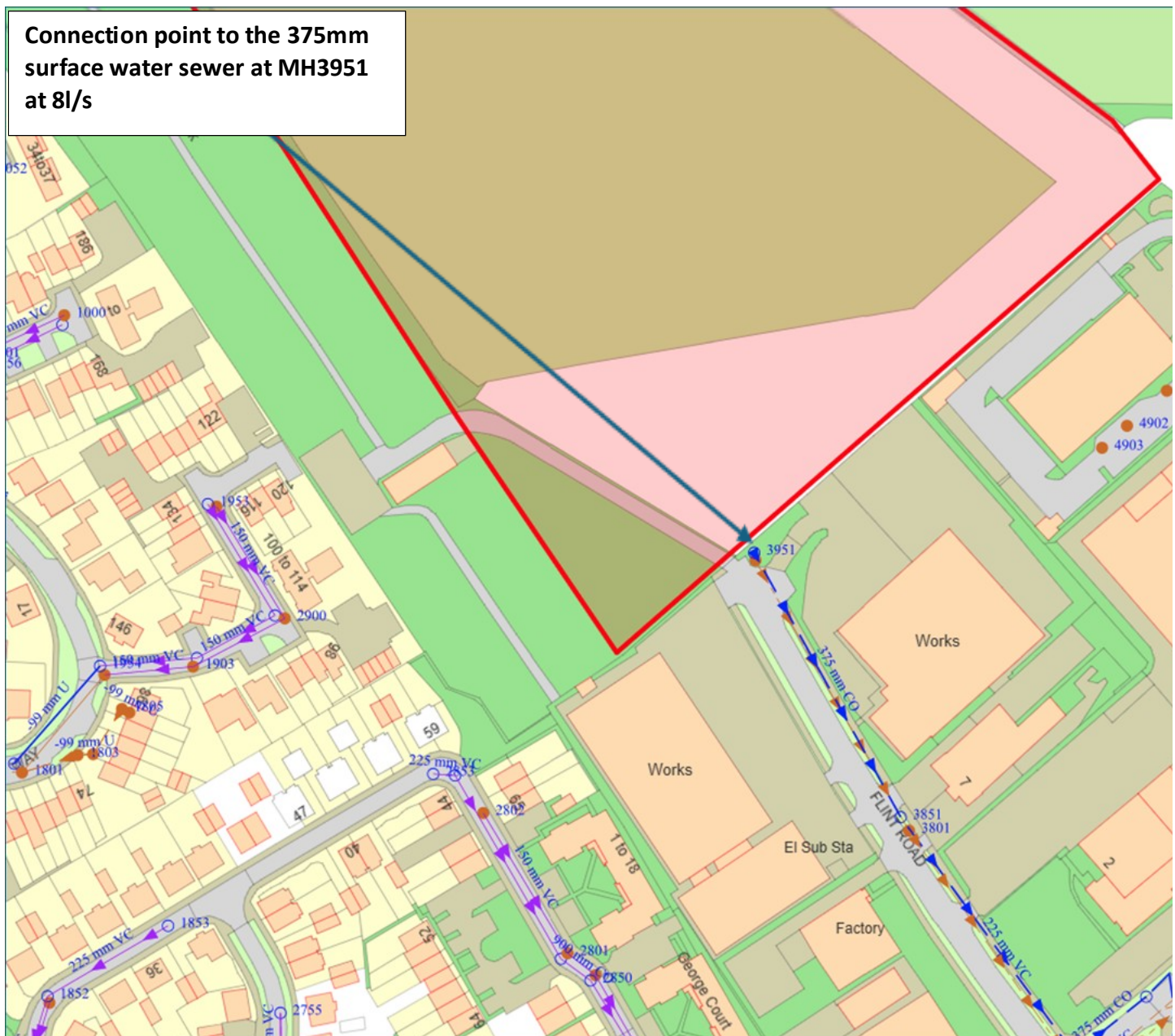
Thank you, Tom, for the quick Teams call that we had yesterday and the clarity you provided about your request for the above site.

We have also received GDPR approval from RSK and can formally respond to your request.

Having looked at the two PPE reports which you summarised your request as follows:

- “Planning Pre-Dev Report 01”, PPE-0111381 dated 22/01/2021, allowing a discharge rate at 8l/s to MH 3951
- “Planning Pre-Dev Report 02”; PPE-0216650 dated 29/10/2024, allowing a discharge rate at 7.58l/s to MH 4752.

The first PPE-0111381 dated 2021 is out of date and the second one is in date (PPE-0216650) and Anglian Water accept your preferred connection point to the surface water sewer south of your development at MH4752 at a maximum rate of 8l/s for all events. **Reasons:** The connection is to the same size sewer and at an easily accessible point from your development site.



Please take this email correspondence as confirmation for your connection point to supersede the one in our Pre-Planning report issued on 29/10/2024.

If you have any further questions, do not hesitate to get in touch with our team on the contacts below.

Kind Regards,
Doug

Doug Mlambo

Senior Engineer (Flood Risk)

For details on how to submit a pre-planning enquiry to the Pre-Development Team, please visit the "[how to apply](#)" section on our website.

Growth Planning Team Telephone: **03450263912**

Anglian Water Services Limited

Growth, Planning & Capacity Team

Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT

From: Ben Brooks <bbrooks@ardent-ce.co.uk>

Sent: 02 July 2025 22:52

To: Planning Liaison <planningliaison@anglianwater.co.uk>

Cc: Dear, Colin <colin.dear@barratthomes.co.uk>; Dominic Cronin <dcronin@Ardent-ce.co.uk>; Thomas Rayment <trayment@ardent-ce.co.uk>

Subject: RE: Existing Planning Pre-Dev Enquiry (Talbot Way, Letchford)

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Charlotte,

We have requested RSK provide you with an email.

Let us know if there is anything else we can do to speed thing up.

Thanks,

Ben Brooks

Project Director

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