

-----Original Message-----

From: BCTAdmin@thameswater.co.uk [mailto:BCTAdmin@thameswater.co.uk]
Sent: 27 October 2022 14:05
To: Planning Applications <Planning.Applications@stalbans.gov.uk>
Subject: 3rd Party Planning Application - 5/2022/2443

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St Albans City & District Council
DTS Ref: 72057
District Council Offices, Planning & Bldg Control
Ref: 5/2022/2443
Civic Centre, St Peter's Street
St Albans
Herts
AL1 3JL

Our
Your

27 October 2022

Dear Sir/Madam

Re: BRICKET LODGE, LYE LANE, BRICKET WOOD, ST. ALBANS, HERTFORDSHIRE , AL2 3TF

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.

Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval

should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://eu-west-1.protection.sophos.com?d=thameswater.co.uk&u=aHR0cHM6Ly93d3cudGhhbWVzd2F0ZXIuY28udWsvZGV2ZWxvcGVycy9sYXJnZXItc2NhbGUTzGV2ZWxvcG1lbnRzL3BsYW5uaW5nLXlvdXItZGV2ZWxvcG1lbnQvd29ya2luZyZyZWZWFyLW91cilwaXBlcw==&i=NWQ1ZmMwOTQxNGFiNmYxMGEyYjA0MGY3&t=TzhlSDlRWnlxbkwbHk0bE9hVmxBdXZudlhycEludFFWUUtUcXRQZkVR TT0=&h=d923809ff3ff4b9db1da2a65f4e7766c&s=AVNPUeHUT0NFTkNSWVBUSVbsUj4wVKMG GKjGJXJiJpzD8DiP9r+uzjLvCljm6t0B1Q==>

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.

The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://eu-west-1.protection.sophos.com?d=www.gov.uk&u=aHR0cHM6Ly93d3cuZ292LnVrL2dvdMvYbml1bnQvcHVibGljYXRpb25zL2dyb3VuZHdhdGVyLXB3RlY3Rpb24tcG9zaXRpb24tc3RhdGVtZW50cw==&i=NWQ1ZmMwOTQxNGFiNmYxMGEyYjA0MGY3&t=WDJOQjJQSVdWZGTEdrbWdzWmMyUXJvWmxzQ3Yzdld2Q3ExME5HR0ZxYz0=&h=d923809ff3ff4b9db1da2a65f4e7766c&s=AVNPUeHUT0NFTkNSWVBUSVbsUj4wVKMG GKjGJXJiJpzD8DiP9r+uzjLvCljm6t0B1Q==>) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.

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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[1.protection.sophos.com?d=twitter.com&u=d3d3LnR3aXR0ZXIuY29tL3RoYW1lc3dhhdGVy&i=NWQ1ZmMwOTQxNGFiNmYxMGEyYjA0MGY3&t=ZDJNeGhMaEJaNkJaLzVid1RnZjVRWXZ3QTZ2dGttRm1NTnp2dGZra2RHST0=&h=d923809ff3ff4b9db1da2a65f4e7766c&s=AVNPUEhUT0NFTkNSWVBUSVbsUj4wVKMGKjGjXJiJpzD8DiP9r+uzjLvCljm6t0B1Q==](https://eu-west-1.protection.sophos.com?d=twitter.com&u=d3d3LnR3aXR0ZXIuY29tL3RoYW1lc3dhhdGVy&i=NWQ1ZmMwOTQxNGFiNmYxMGEyYjA0MGY3&t=ZDJNeGhMaEJaNkJaLzVid1RnZjVRWXZ3QTZ2dGttRm1NTnp2dGZra2RHST0=&h=d923809ff3ff4b9db1da2a65f4e7766c&s=AVNPUEhUT0NFTkNSWVBUSVbsUj4wVKMGKjGjXJiJpzD8DiP9r+uzjLvCljm6t0B1Q==) or find us on [https://eu-west-](https://eu-west-1.protection.sophos.com?d=facebook.com&u=d3d3LmZhY2Vib29rLmNvbS90aGFtZXN3YXRlbg==&i=NWQ1ZmMwOTQxNGFiNmYxMGEyYjA0MGY3&t=UTVjQ2hpWTdKdnRlbnVhSS9rSFhKeUj1UmRhSU1MSGFZdnZjY3BValpYWT0=&h=d923809ff3ff4b9db1da2a65f4e7766c&s=AVNPU EhUT0NFTkNSWVBUSVbsUj4wVKMGKjGjXJiJpzD8DiP9r+uzjLvCljm6t0B1Q==)

[1.protection.sophos.com?d=facebook.com&u=d3d3LmZhY2Vib29rLmNvbS90aGFtZXN3YXRlbg==&i=NWQ1ZmMwOTQxNGFiNmYxMGEyYjA0MGY3&t=UTVjQ2hpWTdKdnRlbnVhSS9rSFhKeUj1UmRhSU1MSGFZdnZjY3BValpYWT0=&h=d923809ff3ff4b9db1da2a65f4e7766c&s=AVNPU EhUT0NFTkNSWVBUSVbsUj4wVKMGKjGjXJiJpzD8DiP9r+uzjLvCljm6t0B1Q==](https://eu-west-1.protection.sophos.com?d=facebook.com&u=d3d3LmZhY2Vib29rLmNvbS90aGFtZXN3YXRlbg==&i=NWQ1ZmMwOTQxNGFiNmYxMGEyYjA0MGY3&t=UTVjQ2hpWTdKdnRlbnVhSS9rSFhKeUj1UmRhSU1MSGFZdnZjY3BValpYWT0=&h=d923809ff3ff4b9db1da2a65f4e7766c&s=AVNPU EhUT0NFTkNSWVBUSVbsUj4wVKMGKjGjXJiJpzD8DiP9r+uzjLvCljm6t0B1Q==). We're happy to help you 24/7.

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