



**RE: RE: [Hydrock: 20880-IOCB] RE: PPLA DS6091936: Watling Road, St Albans**

**DEVELOPER.SERVICES@THAMESWATER.CO.U** <DEVELOPER.SERVICES@thameswater.co.uk>

17 March 2022 at 13:52

To: [Redacted]  
Cc: Richard Winsborough [Redacted] Graham McCormick [Redacted]

Good afternoon Richard,

No problem at all, and great news!

Please find attached confirmation of sufficient capacity for both the foul and surface water flows – with the latter having now been reduced to 2.0l/s.

In order to get the condition formally discharged, the local authority will need to contact our Development Control team. I suggest that you forward this correspondence along with your revised drainage strategy to the LA to initiate this process.

Please let me know if I can be of any further assistance.

Kind regards,

**Leigh Khan**

Developer Services – Adoptions Engineer  
Office: 0800 009 3921  
developer.services@thameswater.co.uk

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Original Text

**From:** Richard Hughes [Redacted]  
**To:** DEVELOPER.SERVICES@THAMESWATER.CO.U [Redacted]  
**CC:** Richard Winsborough <[richardw@mscott.co.uk](mailto:richardw@mscott.co.uk)>; Graham McCormick [Redacted]  
**Sent:** 10.03.22 10:00:48  
**Subject:** RE: [Hydrock: 20880-IOCB] RE: PPLA DS6091936: Watling Road, St Albans

Good Morning Leigh,

My apologies for the delay in coming back to you on this project but we needed to obtain the approval of our Client in considering the options for the surface water discharge proposals.

We are now in position to confirm that we can reduce the maximum discharge rate from the site to 2.0 l/s such that we can maintain our proposed connection to the existing Thames Water manhole reference 5152. I attach a copy of the revised Drainage Strategy plan, drawing no. 20880-HYD-XX-XX-DR-D-2200-P03 and accompanying calculations for your information.

I understand that Thames Water has already sent a consultation response to the Planning Authority, copy attached, setting out the possibility of offsite reinforcement work being required on the surface water network if we were unable to agree to the reduced discharge rate. I appreciate that this response had to be sent due to time constraints however would it be possible for you to now confirm to the LPA that we have now reached agreement on the revised proposal and that therefore the condition you have set out is no longer required?

Kind Regards,

Richard

**Richard Hughes** Eng Tech MICE

Principal Engineer



## Hydrock

Over Court Barns, Over Lane, Almondsbury, Bristol BS32 4DF

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**From:** DEVELOPER.SERVICES@THAMESWATER.CO.UK [redacted]  
**Sent:** 03 February 2022 16:51  
**To:** Richard Hughes [redacted]  
**Subject:** RE: [Hydrock: 20880-IOCB] RE: PPLA DS6091936: Watling Road, St Albans

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Dear Richard,

I appreciate your comments concerning the alternative points of connection and look forward to receiving the findings from your investigations around a reduced flow rate of max. 2.0 l/s.

In the first instance, developers are required to follow the sequential approach to surface water disposal, exploring and exhausting the surface water hierarchy before seeking to make a positive connection to a public sewer. In the event that connecting to a public sewer is deemed necessary & approved by the local authority, the existing network cannot accept additional flows and there are no suitable alternative points of connection, we would then explore alternative solutions.

The team have confirmed there is sufficient capacity for the foul water flows, however, I held off issuing the formal response to give you an opportunity to review the recommendations around the surface water situation. This will be issued once we receive your final response to the points raised in my email dated 27th January.

Hope this helps.

Leigh Khan

Developer Services – Adoptions Engineer  
Office: 0800 009 3921  
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Original Text

**From:** Richard Hughes [REDACTED]

**To:** [DEVELOPER.SERVICES@THAMESWATER.CO.UK](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK) [REDACTED]

**CC:**

**Sent:** 28.01.22 11:42:12

**Subject:** [Hydrock: 20880-IOCB] RE: PPLA DS6091936: Watling Road, St Albans

Dear Leigh,

Thank you for your response to our Pre-Development enquiry for the above proposed development.

With regard to the alternative connection points for the surface water discharge, the downstream sewer section from manhole reference 4151 appears to be within private properties until it passes through the extreme western end of Hawford Gardens. I suspect this will be rather fraught to enter onto this private land. Alternatively a connection to the sewer in Hawford Gardens is going to require works in the existing estate road.

In the first instance I will review our design and check what the implications are for reducing the discharge to 2.0 l/s. Just for my clarification, I was under the impression that it would be the Water Companies responsibility to provide any off-site reinforcement works to cater for flows from new developments?

In addition to the above, am I able to take it from your response that there are no issues with the proposed foul drainage connections?

Many Thanks,

Richard

**Richard Hughes** Eng Tech MICE

Principal Engineer



**Hydrock**

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**From:** DEVELOPER.SERVICES@THAMESWATER.CO.UK [REDACTED]

**Sent:** 27 January 2022 16:50

**To:** Richard Hughes [REDACTED]

**Subject:** FW: PPLA DS6091936: Watling Road, St Albans

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Dear Richard,

Following your pre-planning enquiry application for the above site, my colleagues in Asset Planning have concerns regarding your surface water discharge of 3.1 l/s to Thames Water manhole ref. 5152.

The suggestion is that a connection downstream of manhole ref. 4151 (approx. grid ref. 514466, 20410), or to the 225mm sewer in Hawford Gardens/Watling Street, would be suitable for your needs. Please review your design and confirm whether either of these options would be feasible for you.

Alternatively, should you wish to pursue discharging to manhole 5152, it has been confirmed that there is capacity to accept a restricted rate of 2.0l/s. Please confirm if you can achieve the prescribed rate.

Please bear in mind that you are still required to following the sequential approach to the disposal of surface water and that positive connection of surface water to a public sewer will only be considered when it can be demonstrated that the hierarchy of disposal methods have been explored and proven to be impracticable.

Kind regards,

**Leigh Khan**

Developer Services – Adoptions Engineer

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Original Text

**From:** "DEVELOPER.SERVICES@THAMESWATER.CO.UK" [REDACTED]

**To:** [REDACTED]

**CC:**

**Sent:** 26.01.22 16:29:43

**Subject:** PPLA DS6091936: Watling Road, St Albans

Dear Richard,

Thank you for your pre-planning enquiry for the proposed development at the above location.

Your application has now been passed on to our Asset Planning team for consultation. We will aim to get back to you with a formal response in 7 days.

Should you have any queries in the meantime, please do not hesitate to contact me.

Kind regards,

**Leigh Khan**

Developer Services – Adoptions Engineer

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Original Text

**From:** Richard Hughes [REDACTED]

**To:** [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk), [REDACTED]

**CC:**

**Sent:** 25.01.22 17:19:14

**Subject:** [Hydrock: 20880-IOCB] 20880-IOCB - Proposed Development at Watling Road, St Albans

Dear Sirs,

Please find attached a completed Pre-Planning Enquiry application in respect of foul drainage for the above proposed residential development. In support of this application we also attach the following documents;

- Site Location Details
- SCOT210806 IL-01 P3.pdf – Proposed Site Layout
- 20880-HYD-XX-XX-DR-D-2200-P02 – Proposed Drainage Strategy

We trust that we have provided all of the information required however if there should be any queries or you require any further details then please contact the undersigned.

Regards,

**Richard Hughes** Eng Tech MICE

Principal Engineer

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