

Three Rivers District Council Three Rivers House Northway Rickmansworth Herts WD3 1RL

12 March 2021 Our DTS Ref: 68934 Your Ref: 21/0573/FUL - AMENDED RESPONSE

Dear Sir/Madam,

Re: MAPLE LODGE CLOSE, MAPLE LODGE CLOSE, MAPLE CROSS, RICKMANSWORTH, HERTFORDSHIRE  
, WD3 9SN

**Waste Comments:**

The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission. "No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement." Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

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.

The planning application proposal sets out that FOUL WATER will NOT be discharged to the public network and as such Thames Water has no objection. Should the applicant subsequently seek a connection to discharge Foul Waters to the public network in the future, we would consider this to be a material change to the application details, which would require an amendment to the application and we would need to review our position.

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.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

**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.

## Supplementary Comments

Please find below Thames Water properties comments on the above consultation. The comments are to accompany the attached plan.

### DTS 68934 Maple Lodge, Maple Lodge Close, WD3 9SN



Thames Water  
Map



Printed By : mhazeldi  
Print Date : 12/03/2021  
Map Centre On : 503717, 192854  
Centre Tile No. : TQ0392NE

Comments:

at SCALE

0 25 50 100 150 200 Meters

Current Scale : 1:2,500

Disclaimer: Based on the Ordnance Survey Map with the Sanction of the Controller of H.M. Stationery Office License Number 10009905

The position of any boundary or apparatus shown on this plan is given without obligation and warranty and the accuracy cannot be guaranteed.

Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified on site before any works are undertaken.

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There are easements and wayleaves running through the site. To the east south of the site sits Maple Cross Sewerage Pumping Station. On the Map a blue outlined box shows the assets, yellow dashed lines show the easements and wayleaves and the proposed development area is identified by a red outlined box. The company will seek assurances that it will not be affected by the proposed development.

The applicant should contact Thames Water to discuss their proposed development in more detail. All enquiries from developers in relation to proposed developments should be made to Thames Waters Developer Services team. Their contact details are as follows:

Thames Water Developer Services

Reading Mail Room

Rose Kiln Court

Rose Kiln Lane

Reading

RG2 0BY

Tel: 0800 009 3921

Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)