

SoCG Land west of Thieves Lane, Hertford (HERT3 South)
Croudace Homes
August 2017

Appendix B: Thames Water Foul Water Updated Position email (Savills, 29 March 2017)

From: Chris Colloff [REDACTED] on behalf of Thames Water Planning
Policy [REDACTED]
Sent: 29 March 2017 09:40
To: Richard Kelly
Cc: Jerry Woolf; 'Nicky Mchugh'; Devcon Team
Subject: RE: East Hertfordshire Local Plan and land west of Hertford

Dear Richard,

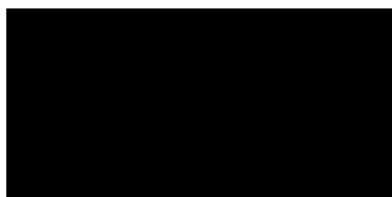
Apologies for the delay in responding. Having liaised with Thames Water the position has been clarified as follows. While the 2015 Foul Water Study reduces the level of concern there is no way of ensuring through the proposed allocations that any subsequent application coming forward for development of the site(s) will incorporate the same arrangements as those considered in the study. Should applications come forward proposing the same connection points and flow rates that were considered acceptable in the 2015 study then Thames Water would not raise any objections regarding the proposals.

I trust this information is of use.

Kind regards,
Chris

Chris Colloff
Associate
Planning

Savills, Ground Floor, Hawker House, 5-6 Napier Court, Napier Road, Reading RG1 8BW



Website
: www.savills.co.uk

Before printing, think about the environment

From: Richard Kelly [REDACTED]
Sent: 17 March 2017 16:11
To: Chris Colloff
Cc: Jerry Woolf

SoCG Land west of Thieves Lane, Hertford (HERT3 South)
Croudace Homes
August 2017

Subject: East Hertfordshire Local Plan and land west of Hertford

Dear Chris

I've been passed your contact details by Kay Mead at East Hertfordshire District Council. We're in the process of trying to agree a statement of common ground between us (Croudace Homes) and the Council in respect of land west of Hertford which Croudace own, being the southern part of draft allocation HERT3. She has raised a particular concern in respect of the comments you provided to their Local Plan on behalf of Thames Water in respect of the site, and how they are reconciled with the Foul Water study that we commissioned Thames Water to produce in 2015 in respect of both our site (HERT3 south / South of Welwyn Road) and the nearby Archer's Spring / North of Welwyn Road site (HERT3 north).

In essence, the 2015 Foul Water Study (attached) considered the combined output from the two sites and concludes that no network upgrades are required. Conversely, your comments to the Local Plan which Kay has quoted to us indicate that the wastewater network "...may be unable to support the demand anticipated from this development...".

Would you be able to clarify whether you took the 2015 Foul Water Study into account when you made your comments to the Local Plan Pre-Submission consultation please? If not, does the 2015 study provide any comfort that this issue has already been considered in respect of these sites?

Kay would ideally like to see some correspondence between us which gives the Council comfort that this apparent discrepancy is capable of being overcome. She's also pushing for a quick response as they have their Executive meeting on 21 March and Full Council on 29 March.

Grateful for your thoughts, and happy to discuss.

Many thanks

Regards

Richard.

Richard Kelly BSc (Hons) MRTPI
Strategic Land Promoter

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