



EXPEDITION ENGINEERING LTD
TEMPLE CHAMBERS
3-7 TEMPLE AVENUE
LONDON
EC4Y 0HA



25 June 2025

Pre-planning enquiry: Capacity concerns

Site: CHERRY TREE LANE, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP2 7HS

Dear 

Thank you for providing information on your development

Proposed site: The construction of PS01 Northern Residential (servicing c.1,608 units and other educational/commercial)

PS02 Central Commercial Area (servicing Class B2 and B8 industrial properties)

PS03 Central Commercial Area (servicing Class E(g))

Southern Residential (servicing c.425 units)

Southern Residential (servicing c.485 units)

Southern Residential (servicing c.1,545 units and other educational/commercial)

Proposed foul water: The All foul water to discharge via SPS... PS01 Northern Residential (servicing c.1,608 units and other educational/commercial) @ 32.92 l/s to MH TL08092702: PS02 Central Commercial Area (servicing Class B2 and B8 industrial properties) @ 4.37l/s to MH TL08082902: PS03 Central Commercial Area (servicing Class E(g)) @ 2.57 l/s to MH TL08075501: Southern Residential (servicing c.425 units) @ 7.88l/s to MH TL08069801: Southern Residential (servicing c.485 units) @ MH TL08069802 along with Southern Residential (servicing c.1,545 units and other educational/commercial) @ 24.44 l/s to MH TL08069802 (cumulative 32.81l/s) Commercial (Class B2/B8/E, etc.) Class B2 and B8: 96,758sqm, Offices associated with above: 9,720sqm Class E(g)ii: 38,778sqm (possible uses include offices) Schools, Primary school (Class 3FE at 5.21ha): 630 pupils, 31 staff, Primary school (Class 2FE): 420 pupils, 21 staff, Secondary school (Class 8FE at 9.37ha, includes a 6th form): 1,500 pupils, 90 staff Waste - FW capacity concerns. STW constraints in relation to current project scheduled to complete 2030. Please refer to the assessments by FWMH listed below. In all cases I've been unable to reduce or increase the pumped flow rate to find an acceptable balance that would eliminate the pumped network risk to medium or low risk. TL08092702 - Pump Rate too High. 48.4% Pump Rate as percentage of PFC, unable to balance to find an acceptable rate. TL08082902 - Pump Rate too low. 12.5% Pump Rate as percentage of PFC, unable to balance to find an acceptable rate. TL08075501 - Pump Rate too low. 17.1% Pump Rate as percentage of PFC, unable to balance to find an acceptable rate. TL08069801 - Pump Rate too High. 52.5% Pump Rate as percentage of PFC, unable to balance to find an acceptable rate. TL08069802 -

Pump Rate too low. 69.8% Pump Rate as percentage of PFC, unable to balance to find an acceptable rate.

Proposed surface water: The surface water will be assessed separately.

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

We've assessed your **foul water** proposals and concluded that our sewerage network will not have enough capacity for you to connect your proposed development.

In order to ensure we make the appropriate upgrades – or 'off-site reinforcement' – to serve the remainder of your development, we'll need to carry out modelling work, design a solution and build the necessary improvements. This work is done at our cost.

Once we've begun modelling, we may need to contact you to discuss changing the connection point for capacity reasons. Please note that we'll pay the cost of covering any extra distance if the connection needs to be made at a point further away than the nearest practicable point of at least the same diameter.

How long could modelling and reinforcement take?

Typical timescales for a development of your size are:

Modelling: 9-12 months
Design: 6 months
Construction: Up to 18 months*
Total: Up to 36 months

*(dependent on Traffic Management, Local Authority and Third-Party Landowners)

If the time you're likely to take from planning and construction through to first occupancy is longer than this, we'll be able to carry out the necessary upgrades in time for your development. If it's shorter, we may seek planning conditions, please contact me on the number below to discuss the timing of our activities.

What do you need to tell us before we start modelling?

We will only carry out modelling once we're confident that your development will proceed. In order to have this confidence, we'll need to know that you **own the land and have either outline or full planning permission**. Please email this information to us as soon as you have it.

If the modelling shows we need to carry out reinforcement work, then before we start construction we'll need you to supply us with notification that you've confirmed your F10 – Notification of construction project - submission to the Health and Safety Executive.

Surface Water

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

The disposal hierarchy being:

- 1) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
- 2) rainwater infiltration to ground at or close to source
- 3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
- 4) rainwater discharge direct to a watercourse (unless not appropriate)
- 5) controlled rainwater discharge to a surface water sewer or drain
- 6) controlled rainwater discharge to a combined sewer.

Where connection to the public sewerage network is required to manage surface water flows we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

Capacity at STW?

The receiving network is served by Maple Lodge STW and there is a known performance issue which may cause the EA to object to the development. *A more detailed assessment will be carried out when the LPA consult our Development Control team and we may require a planning condition to allow us time to upgrade the STW.

What do I need to do next?

If you've satisfied the points above, then you should compare your own timeline with the typical timescales we've suggested for our activities. If the time you're likely to take from planning and construction through to first occupancy is **more** than the total time we're likely to take, we'll be able to carry out the necessary upgrades in time for your development.

Yours sincerely



Adoption Engineer
Developer Services – Adoptions Engineer, Sewer Adoptions Team