

RE: RE: RE: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

From DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
Date Tue 12/08/2025 12:04
To [Redacted]
Cc [Redacted]

3 attachments (113 KB)
pastedImage1; pastedImage1; pastedImage1;

Hi [Redacted]

Thank you for your email.

I have consulted with [Redacted] We essentially broke this down into the 2 surface water sewers where the proposed connections discharge to. He then calculated the flows the existing sewers would be able to receive.

The Assessments made for the SW flows from the North and South into separate 375mm SW sewers indicate capacity concerns based upon the information provided. each sewer can accommodate an attenuated discharge rate up to a maximum of 39 l/s, irrespective of the volume of dwellings, education, commercial etc. assessment based upon a gravity connection from attenuated ponds/basins. Due to the potential contamination of land, soakaways are not considered and the closest watercourse would be the River Ver approx. 2.60km from the eastern edge of this development.

Should you require anything further, please feel free to contact me at your earliest convenience.

Regards



Adoptions Engineer
Developer Services
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Clearwater Court, Vastern Road, Reading, RG1 8DB
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Original Text

From: "DEVELOPER.SERVICES@THAMESWATER.CO.U" <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
To: [Redacted]
CC: [Redacted]
Sent: 30.07.25 12:32:59
Subject: RE: RE: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

Hi [Redacted]

Thank you for the information.

I have sent this across to [Redacted] to review but he is on Annual leave until Monday. He will jump onto it when he is back and we can let you know what the decision will be on the surface water aspect.

Should you require anything further, please feel free to contact me at your earliest convenience.

Regards



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Original Text

From: [REDACTED]
To: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
CC: [REDACTED]
Sent: 23.07.25 17:45:52
Subject: RE: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

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Hi [REDACTED]

Thanks for coordinating the meeting regarding the requisition.

As to the below thread, we have summarised the approximate discharge rates for our proposed points of connection. All the points are split over the two existing 375dia sewers, so might be a case of aggregating the flows for your first round of validation? The bulk will go to the southern 375dia, with only the central area requiring the requisition.

The following table accompanies the layout attached for indicative proposed connection points.

Connection Point	Rates [l/s]		
	1:1	1:30	1:100
A.1 (North)	69.39	93.92	104.92
A.2 (North)	15.75	21.32	23.81
B.1 (Central)	116.24	181.86	210.68
C.1 (South)	2.98	4.11	4.74
C.2 (South)	65.86	90.72	104.77
C.3 (South)	54.12	74.55	86.09
C.4 (South)	51.88	71.46	82.53

Do let me know if anything else is required. It would be appreciated if we could have an indication on the capacity constraints at soonest convenience.

Thanks,

[REDACTED]
 Civil Engineer

From: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.UK>

Sent: 02 July 2025 08:35

To: [REDACTED]

Cc: [REDACTED]

Subject: [Filed on 2025-07-02] RE: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

Hi [REDACTED]

Thank you for your email and apologies for the delay.

Are you able to break down the 7 connection points as you did for the foul.

We would just need the discharge points for each including the requisition sewers final discharge point and how many L/S discharge rate for each point.

This should allow me to determine if any have capacity or how many L/S we could accept for each point.

Should you require anything further, please feel free to contact me at your earliest convenience.

Regards

[REDACTED]
 Adoptions Engineer
 Developer Services

077476 44682

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Original Text

From: [Redacted]
To: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
CC: [Redacted]
Sent: 25.06.25 11:12:51
Subject: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

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Hi [Redacted]

Thanks for confirming the below.

Appreciate the complexity given the scale of the site and needing to split out the surface water element, but it would be good to have confirmation that our approach is acceptable to Thames Water in principle as we are drafting the planning application documents at the moment.

As discussed in this thread, we are expecting to have at least 7 points of connection, one of which will be through a requisition, with two connections (north and south) to the existing 375dia pipework. The discharge to the existing network will be restricted by hydrobrakes at locations as agreed with the LLFA (approximately 33% of total volume will be discharged at a maximum 1:100 greenfield rate of 4.32l/s/ha and the remaining volume at 2l/s/ha).

It would be good to confirm the acceptability of **discharging to the River Ver** via the existing 375dia surface water sewer in the south and north, the proposed approx.1800dia **pipework 'through'/'beneath' the M1 motorway** (accepted in principle by National Highways and raised in our January meeting) and the proposed **requisition** (likely a smaller pipe given the discharge restriction agreed with the LLFA) to the east of the site boundary, all illustrated in the indicative attached layout.

I have also re-attached the emerging strategy and arrangement shared 13/05/2025, though please note this is being refined (you may notice the pond arrangement to the east of the M1 has changed as reflected in the image).

If any more information is needed or we need a short meeting to discuss the proposed, do let me know.

Thanks,



Civil Engineer

From: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
Sent: 18 June 2025 16:02
To: [Redacted]
Cc: [Redacted]
Subject: [Filed on 2025-06-23] RE: RE: RE: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

Hi [Redacted]

Thank you for your email and all the information.

I have now submitted the information to the asset planners. I have deliberately left out the surface water aspect as it is substantially more complicated, so we can deal with it as its own element.

I should have and answer for you by the end of next week at the latest.

Should you require anything further, please feel free to contact me at your earliest convenience.

Regards



Adoptions Engineer
Developer Services



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Original Text

From: [Redacted]
To: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.U>
CC: [Redacted]
Sent: 13.06.25 15:17:58
Subject: RE: RE: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

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Hi [Redacted]

Thanks for following up.

As the masterplan is still being developed, the numbers are not quite firmed up but think as a baseline the following numbers are relevant:

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

Please note the masterplan is subject to changes but these should provide an indicative estimate of the expected areas and numbers.

Thanks,

[Redacted Signature]

Civil Engineer

From: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.U>
Sent: 23 May 2025 14:31
To: [Redacted]
Cc: [Redacted]
Subject: RE: RE: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

Hi [Redacted]

Thank you for your email and apologies for the delay.

I have been speaking with the Asset planning team. I have the breakdown for the total number of houses but they have requested the number of pupils / staff for the school and a breakdown of the total square meterage for any office blocks, warehouses, commercial premisses, shopping centres etc.

Should you require anything further, please feel free to contact me at your earliest convenience.

Regards

[Redacted Signature]

Adoptions Engineer
Developer Services

[Redacted]

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Original Text

From: [Redacted]
To: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
CC: [Redacted]
Sent: 13.05.25 14:49:24
Subject: RE: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

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Hi [Redacted]

Thanks for your mail.

I have added a column with the approximate X & Y coords (OSGB coords) which hopefully can help you locate the proposed pumping stations:

Area	Approximate centre coordinates (X;Y)	Foul Flow (l/s)
PS01 Northern Residential (servicing c.1,608 units and other educational/commercial)	508699.066; 210016.469	32.92
PS02 Central Commercial Area (servicing Class B2 and B8 industrial properties)	509020.915; 208678.989	4.37
PS03 Central Commercial Area (servicing Class E(g))	509152.086; 207637.551	2.57
Southern Residential (servicing c.425 units)	509294.494; 206587.776	7.88
Southern Residential (servicing c.485 units)	509975.558; 206507.227	8.37
Southern Residential (servicing c.1,545 units and other educational/commercial)	509671.786; 206878.255	24.44

As previously discussed earlier this year, we are proposing to connect to the existing 375dia. surface water sewers to the north and south of the Site (see attached proposed emerging drainage strategy). We are expecting to have at least 7 points of connection, one of which will be through a requisition. The discharge to the existing network will be restricted by 2 hydrobrakes at locations as agreed with the LLFA (approximately 33% of total volume will be discharged at a maximum 1:100 greenfield rate of 4.32l/s/ha and the remaining volume at 2l/s/ha).

It would be good to get Thames Water's opinion on the proposed surface water drainage, particularly the proposed requisition route.

If anything more is needed, just drop me a mail or we can coordinate a call.

Thanks

[Redacted Signature]

Civil Engineer



From: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
Sent: 13 May 2025 11:03
To: [Redacted]
Cc: [Redacted]
Subject: RE: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

Hi [Redacted]

Thank you for your email.

I am having an issue locating the PS03 Central Commercial Area (servicing Class E(g)) @ 2.57 l/s to MH 5501. Can you confirm what road it is on or a screenshot of the location.

I have also noticed there was no surface water aspect to the email. Are we just doing the capacity checks for the foul water only at this stage.

Should you require anything further, please feel free to contact me at your earliest convenience.

Regards

[Redacted Signature]

Adoptions Engineer
Developer Services

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Original Text

From: [Redacted]
To: DEVELOPER.SERVICES@THAMESWATER.CO.UK <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
CC: [Redacted]
Sent: 01.05.25 10:47:57
Subject: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

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Hi [Redacted]

Hope you are well and thanks for confirming you are picking up this in [Redacted] absence.

We are proposing that **all 6** pump stations are adopted by Thames Water, in alignment with Thames Water guidance and Sewers for Adoption. The pump stations will all be **onsite** as gravity drainage to the existing network is not possible given the levels of the Site and the inverts of the proposed points of connection (where known). It is proposed that the areas' plots drain by gravity to the lowest point and then are pumped to the existing network.

For the proposed connection point in the **north** is understood to be at an invert of 114.81mAOD, whereas the surface level (CL) of the proposed pumping station is at approx. 107.5mAOD (c. 7.3mAOD lower and the invert at least 1.2m lower than this). The proposed connections in the **central area** it is understood the two points of connections' inverts are 129.2mAOD and 128.59mAOD, where the finished surface level of the proposed pumping stations is 127.5mAOD and 133mAOD, respectively. The connection to the MH2902 will therefore need to be pumped as the surface level is approx. 1.1m lower (and the invert another 1.1-1.2m below that) than the invert. The connection to MH2902 will need to be pumped as the required connection invert is likely to be c.127.45mAOD, which is lower than the existing 128.59mAOD, for the approx. 665m length at 1:150 (min. gradient). The invert levels of the proposed connections in the **southern area** are N/A on the asset information we have, but it is presumed that it would be unlikely the connection will be possible with gravity given the existing surface levels. If the proposed connection inverts are known or different for any of the proposed connections, we would appreciate having this information.

If anything else is needed, do let me know.
Thanks,



Civil Engineer

From: DEVELOPER.SERVICES@THAMESWATER.CO.UK <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
Sent: 25 April 2025 11:32
To: [Redacted]
Cc: [Redacted]
Subject: [Filed on 2025-04-30] RE: RE: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

Hi [Redacted]

Many thanks for sending the below information, I am currently covering this as [Redacted] on leave at the moment.

Apologies as I have not been involved on this site, if you can provide some clarity on the below, please.

- Are you proposing 6 pumping stations onsite, or will some of them be via gravity? If all pumped, can you please let me know why a gravity connection is not viable.
- Are you proposing to have any of the pumping stations adopted by Thames Water? Please let me know which ones.



Adoptions & Waste Pre-Planning Engineer
Adoption Team - Developer Services
Thames Water - Developer Services - Ground Floor West - Clearwater Court - Vastern Road
Reading -Berkshire - RG1 8DB - Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk - Web: www.developerservices.co.uk

Original Text

From: [Redacted]
To: DEVELOPER.SERVICES@THAMESWATER.CO.UK <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
CC: [Redacted]
Sent: 16.04.25 13:48:21
Subject: RE: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

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Hi [Redacted]

Trust that you are well.

We have estimated the foul water generation for our Proposed Development (c.4,000 homes and c.53ha of commercial area including classes B2, B8 and E(g)) and outlined possible points of connection for the pumped system (attached layouts for three core areas of our Site).

We noted there are multiple other references for determining foul flows, including a coarse 3,600l/unit/day estimate outlined in Sewers for Adoption, however as we have the information on the density breakdown and are striving to achieve BREEAM credits and water efficiency, we have opted for the 'Population Method' of determining flows. We have estimated the foul flows with an assumed water consumption use of 105lpd, which aligns with Part G and other guidance. This approach has been applied for both the residential and non-residential properties. The Proposed Development will, however, be constructed through multiple phases as previously shared with Thames Water.

We are proposing **six** possible pumping stations which connect at various points to the existing Thames Water system. The attached highlights these points of connection and MH numbers as per Thames Water asset records obtained in 2019.

In summary:

Area	Foul Flow (l/s)	Proposed Connection Point
PS01 Northern Residential (servicing c.1,608 units and other educational/commercial)	32.92	MH 2702 (300dia, IL 114.81)
PS02 Central Commercial Area (servicing Class B2 and B8 industrial properties)	4.37	MH 2902 (300dia, IL 129.2)
PS03 Central Commercial Area (servicing Class E(g))	2.57	MH 5501 (225dia., IL 128.59)
Southern Residential (servicing c.425 units)	7.88	MH 9801 (150dia., IL unknown)
Southern Residential (servicing c.485 units)	8.37	MH 9802 (225dia., IL unknown) (cumulative connection of total rate 32.81l/s)
Southern Residential (servicing c.1,545 units and other educational/commercial)	24.44	

We appreciate any comments and guidance on the proposed arrangements, including estimation of foul flows and positions of pumping stations. In particular, we would also appreciate any comment on the proposed alignment in the south which proposes a main in a smaller existing access road (connection to MH9801). Further, it is our understanding that the Maple Lodge WwTW and general foul network in the area is undergoing upgrades, but would appreciate any insight into capacity and infrastructure constraints.

Please do let me know if there is any issues accessing or more info needed.

Thanks

Civil Engineer

From: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.U>
 Sent: 19 February 2025 15:42
 To: [Redacted]
 Cc: [Redacted]
 Subject: RE: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

Good afternoon [Redacted]

Thank you for your email.

[Redacted] currently out of office, and I'll be looking after his work while he is away.

As per [Redacted] email, please could you provide the discharge rate for each connection point as you have discussed. You could complete the table below if easier:

Outfall	Type of connection: Foul, surface, combined?	Gravity or pumped?	Litres per second	Outfall location i.e. MHXXXX	How many units? If residential	Area of commercial units in sqm
Outfall 1						
Outfall 2						
Outfall 3						
Outfall 4						
Outfall 5						
Outfall 6						

Kind regards,

Adoptions & Pre-Planning Engineer

Developer Services

T: [Redacted]
 E: developer.services@thameswater.co.uk
 W: <https://www.thameswater.co.uk/developers>

Original Text

From: [REDACTED]
To: [DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK) <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
CC: [REDACTED]
Sent: 12.02.25 11:54:04
Subject: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

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Hi [REDACTED]

Thanks for the below and the recent note on contacting the EIR for historic flood info (via Sarah-Jane) – I have been in contact with TW EIR but am yet to hear anything further.

Please find attached the minutes and presentation from our meeting on the 8th of January; do let me know about any comments or issues accessing the files.

Thanks,

[REDACTED]

Civil Engineer

From: [DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK) <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
Sent: 24 January 2025 14:27
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

Hi [REDACTED]

Thank you for your email.

All I should need from my side is the discharge rate for each connection point as discussed and we should be good to go.

I have spoken to the Field Operation Specialist (Bob Cunningham) that looks after the reservoir. Apparently we still own and maintain it but rent it out to Anglian clubs etc. we are aware of the flooding history and have been trying to rectify the situation for years with no luck. Could you please write into customer.feedback@thameswater.co.uk where a case manager will deal with those issues

Should you require anything further, please feel free to contact me at your earliest convenience.

Regards

[REDACTED]

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Service Delivery
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Original Text

From: [REDACTED]
To: [DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK) <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
CC: [REDACTED]
Sent: 20.01.25 08:44:47
Subject: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

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Hi [REDACTED]

Thanks for meeting early Jan and hope you are well.
We have prepared an initial draft phasing and accommodation schedule for the Proposed Development (attached), though please note plot allocations and phasing are subject to change as the masterplan is further developed.

We trust that this will assist the pre-planning team in estimating the additional flows that will need to be accommodated within the foul network and strategic capacity planning at Maple Lodge WwTW.

We will provide further information on possible points of connection, and the minutes of our meeting next week. In the interim, do let us know if something more is urgently required for the pre-planning team to incorporate the Proposed Development in the strategic upgrades.

Further, one of the arising actions of last week's meeting was getting further information on the flooding in Leverstock Green (arising from Marchmont Pond) and near Redbourn Reservoir. It would be great if you could pass along that information from your relevant colleagues, or their contact information. We are able to provide some anecdotal commentary on the flooding conditions noted by the public should your colleagues be interested.

Thanks,

[Redacted signature]

Civil Engineer

From: [Redacted]
Sent: 03 December 2024 20:49
To: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.U>
Cc: [Redacted]
Subject: RE: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

Hi [Redacted]

Thanks for the mail.

I can imagine the confusion, but ultimately, we are trying to reach out to relevant Thames Water team members to discuss an emerging masterplan just east of Hemel Hempstead. Given that it is still in development, we do not have exact quanta or points of connections just yet (hence the sparse form).

The Proposed Development is over c. 370ha of (currently agricultural) land, and we believe there are some Thames Water assets within the Site boundary (2no. 375mm dia. surface water sewers) but given the size of the Proposed Development (c. 4,000 homes and commercial buildings), we are expecting the sewers will need reinforcing. I have attached our redline boundary and current mapping of existing assets.

Further, we are quite keen to discuss the logistics and constraints of discharging to the River Ver, possibly through a sewer requisition.

Lastly, we are trying to clarify our understanding of the existing assets and historic floods. We had been informed there has been some flooding associated with the Marchmont Pond in Leverstock Green (Kingcup Ave.), but it would be good to contextualise with the team.

We thought having a brief meeting would be best, especially given the relative uncertainties at this time.

If anything is unclear, do let me know as we are keen to engage with Thames Water regarding this masterplan.
Thanks,

[Redacted signature]
Civil Engineer

From: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.U>
Sent: 03 December 2024 13:46
To: [Redacted]
Subject: DS6130447:PDEV:HP2 7HS:CHERRY TREE LANE

Hi [Redacted]

Thank you for your Pre-Planning application.

I think something has gone haywire with the application being transferred over to me as there is a lot of information missing and of sure what was sent and what wasn't.

Please can you send me all the relevant attachments you may have for me to look over.

Should you require anything further, please feel free to contact me at your earliest convenience.

Regards

[Redacted signature]
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Service Delivery
0800 009 3921 – Help Desk

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