

Job No. 233574	Doc No. 233574-BWB-ZZ-XX-T-W-0007	Rev. P01	Page Page 1
Project Land North of Little Green Lane, Croxley Green		Date Prepared 04/09/26	Prepared by Rowan Jobling
Title Flood Risk & Drainage Response to 3 rd Parties			Authorised by Rowan Jobling

CD14.33 Speaker 7 Parks

TRDC's Infrastructure Delivery Plan notes that The Hertfordshire Water Cycle Study (2017) confirms that wastewater treatment capacity is available to support current growth levels in Hertfordshire to 2031. However, investment in capacity will be required to service growth beyond that period. This development is likely to be completed after 2031. I would request that should the appeal be allowed a condition be imposed requiring the investment in capacity to be implemented to ensure capacity before any work is commenced on site.

CD14.34 Speaker 8 Mitchell

Following initial investigations, Thames Water has identified an inability of the existing FOUL WATER network infrastructure to accommodate the needs of this development proposal. As such Thames Water request that a Grampian condition is added to any possible permission. We already have places in Croxley Green where the sewage can overspill into people gardens, and on one road nearby. They say "STW capacity constraints with Maple Lodge STW being upgraded to ensure a higher quality of treated effluent. We'll also increase the capacity of the storm tanks. This will reduce the need for untreated sewage discharges during storm conditions. We plan to complete this work in 2030".

Applicant response

In January 2026, Thames Water confirmed that 475 dwellings could be constructed prior to the need for modelling being triggered (i.e. they determined there is existing capacity at the connection point for up to 475 dwellings). In the same response it was acknowledged that the Maple Lodge Sewerage Treatment Works (STW) had known performance issues and that upgrade works are programmed for completion by 2030.

First occupation will likely be 2029/30, with the 600 dwellings delivered over approximately five years. On an even-build assumption, the 475-dwelling threshold would not therefore be approached until well after 2030. It is consequently not a constraint which would prevent commencement of the development or materially affect the delivery of homes during the earlier years of the build-out.

Should the programmed upgrade works not align with the occupation of the proposed development, Thames Water have imposed a pre-occupation condition.

Ongoing discussions are being held with Thames Water to keep them abreast of the development proposals, the proposed phasing and to understand their programme for any upgrade works.

CD14.40 Speaker 14 Lloyd

Rousebarn Lane tends to flood, and that would need to be picked up if this application were to be allowed. Because that flooding makes that road inaccessible in the winter months. At the moment, we have not had as much rain.

Applicant response

We are aware of surface water flooding issues along Rousebarn Lane. Flows originate to the north, upstream and outside of the application boundary and hence falls outside the control of the applicant. The development and proposed drainage have been sequentially arranged such that the flows are not impeded or exacerbated downstream. Significant mitigation for post development flows is proposed across the site in the form of various SuDS features such the development may have a positive impact on the existing flooding. Importantly, in accordance with the NPPF, we have demonstrated that the development will not increase flood risk. This is considered within the supporting Flood Risk Assessment which has been approved by the Lead Local Flood Authority.