From:	Building Over
To:	Planning (SMDC)
Subject:	External Consultation Letter - App ref SMD/2022/0172
Date:	27 April 2022 13:06:51

ST Classification: UNMARKED

Good Morning,

Thank you for your consultation(s).

To help provide a greater service, we have decided to create a dedicated email account for our Statutory Consultations and customers wanting to build over or close to our sewers. Please submit all future consultations to our new account: building.over@severntrent.co.uk We'll be updating our website and application forms ASAP, to reflect the changes and provide the relevant information. In addition, we are working hard on having our phone lines live, so everyone can contact us easily if they need a chat. Thank you for your continued support, it's very much appreciated.

We are currently unable to physically supply application packs and forms to customers whose works might be affecting or be affected by public sewers. We will continue to advise where properties fall into our usual categories but would ask your assistance during this difficult time to ensure customers are able to do all the right things so that they aren't disadvantaged in the longer term.

The address provided falls into the following category:

Domestic extension (subject to building over process for 225mm diameter or less)

- May be unmapped transferred public sewers on property
- 225mm or less diameter public sewer(s) shown on our sewer records on property
- Large diameter public sewer(s) (above 225mm diameter) crossing property or in close proximity
- There are no public sewers shown in the immediate area. It is possible that the property is served by a septic tank.

Please direct your client to our website if required

(they can copy this link to their browser)

https://www.stwater.co.uk/my-supply/pipes-and-drains/altering-your-property-or-supply/building-over-sewers/

or advise that they email us on building.over@severntrent.co.uk so that we can discuss their proposed works with them

New Build or Non Domestic (not subject to building over process)

- **Having viewed the statutory sewer records, I can confirm that we have the following assets within the site boundary or close proximity with the associated protective strips:**
- Up to and including 299mm diameter - We require 3m no build zone/protective strip, either side of the pipe (6m across the diameter).
- Sewers from 300mm diameter to 999mm diameter - We require 5m no build zone/protective strip, either side of the pipe (10m across the diameter).
- 1000mm diameter or greater - We require 7.5m no build zone/protective strip, either side of the pipe (15m across the diameter).

  PLEASE NOTE Sewers must be located within public open space, to ensure reasonable maintenance access which may be required during emergencies and should not be located within front, or rear gardens of properties.
- A Severn Trent Water sewage pumping station (SPS) - we require a clearance of 15 metres from the perimeter fence of the SPS compound to any proposed building. This is required in order to minimise the risk of noise and smell complaints. This also ensures that we have

adequate access to the SPS in future for any periodic / reactive maintenance to this asset.

- May be unmapped transferred public sewers on property. **Should public sewers be located on site please refer to protective strips detailed above.**
- There are no public sewers shown in the immediate area. It is possible that the property is served by a septic tank.

Please advise your client to email us on building.over@severntrent.co.uk if they wish to discuss this

Water Mains

At times a water main may be affected, which in the event of this happening, our Asset Protection team will respond if necessary.

Kind Regards

Building Over Team

Network Solutions

Developer Services

Tel : 0345 266 7930

E-mail : building.over@severntrent.co.uk.

Severn Trent Plc (registered number 2366619) and Severn Trent Water Limited (registered number 2366686) (together the "Companies") are both limited companies registered in England & Wales with their registered office at Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ This email (which includes any files attached to it) is not contractually binding on its own, is intended solely for the named recipient and may contain CONFIDENTIAL, legally privileged or trade secret information protected by law. If you have received this message in error please delete it and notify us immediately by telephoning +44 2477715000. If you are not the intended recipient you must not use, disclose, distribute, reproduce, retransmit, retain or rely on any information contained in this email. Please note the Companies reserve the right to monitor email communicationsin accordance with applicable law and regulations. To the extent permitted by law, neither the Companies or any of their subsidiaries, nor any employee, director or officer thereof, accepts any liability whatsoever in relation to this email including liability arising from any external breach of security or confidentiality or for virus infection or for statements made by the sender as these are not necessarily made on behalf of the Companies. Reduce waste! Please consider the environment before printing this email