

From: [Jane Curley](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: stw ref P-230110-38883 / lpa ref SMD/2022/0667 / LAND AT Uttoxeter Road Upper Tean
Date: 28 October 2024 10:29:56
Attachments: [Large Watermain guidance.pdf](#)

Jane Curley Principal Planning Officer

Planning

High Peak Borough Council and Staffordshire Moorlands District Council Mob:

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From: Planning.APWest <Planning.APWest@severntrent.co.uk>

Sent: 28 October 2024 10:25

To: Jane Curley

Subject: stw ref P-230110-38883 / lpa ref SMD/2022/0667 / LAND AT Uttoxeter Road Upper Tean

ST Classification: OFFICIAL PERSONAL

Good day Jane,

Apologies for our delay and thank you for your patience while I investigated this further.

I can advise although in principle we have no concerns regarding the discharge of drainage from site as per "Drainage Strategy Report" (29 July 2024 (Revision D) JSD/J159), our concerns as stated within our original comments due to the location of the public waste assets and clean water main have not been addressed.

Regarding the location of public waste assets which cross the site, the answer is no – it is not acceptable for these public assets to be within private garden space, and as per our original comments, the applicant will need to contact STW via S185 route to look to divert.

"Severn Trent Water advise that there is a public 150mm combined sewer, a public 150mm foul sewer which connect into a public 150mm combined sewer (and later connects to a nearby public 1050mm combined sewer) , a public 225mm surface water sewer that upsizes to a public 300mm surface water sewer, and a 18inch clean water asset located within this site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. You are advised to contact Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. Under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval.

Please note that there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is **vital** therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

- 100mm to 299mm diameter – 3m either side of the pipe, measured from the centreline of the sewer.
- 300mm to 999mm diameter – 5m either side of the pipe, measured from the centreline of the sewer.
- 1m diameter or greater – depends on numerous factors. However, if you apply 7.5m either side of the pipe, again, from the centreline of the sewer as rule of thumb.

The applicant is advised to visit: www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/diversion-of-waste-assets-application/ “

Regarding the location of the clean water main which cross the site, there is no mention to this having been located on site. We advised of this clean water main crossing the site when initial comments were provided (and gave the large watermain guidance). Please find our comments in relation to the clean water main, with the large watermain guidance reattached – we ask the applicant makes contact as per below as soon as possible.

Clean Water Comments

We have apparatus in the area of the planned development, the developer will need to contact Severn Trent Water, New Connections team as detailed below to assess their proposed plans for diversion requirements.

To request a water map please follow the link, https://url6.mailanyone.net/scanner?m=1t5Mvj-0000000G5Pi-46Bw&d=4%7Cmail%2F90%2F1730110800%2F1t5Mvj-0000000G5Pi-46Bw%7Cin6k%7C57e1b682%7C10609168%7C13286642%7C671F667B04E914E6B24DABBE7742A7CC&o=%2Fphtw%3A%2Fwtsetw..atrswuucol%2Fbi.kdgidan-n-lev%2Fpigeooiessatrtmpd-a%2Fmasn--ure-staqeeewae-swtrsar-r%2F%20cmpllo&s=L-luzkzie-yKL_Z6FFgzwad1oW4 down the page to view the link:

Please visit www.digdat.co.uk

You will need to register on the website and then you will be able to search for your chosen location and get an instant quote online. For more information you can [view Digdat's user guide\(opens in a new window\)](#).

Please look at the [district area supply plan \(PDF\)\(opens in a new window\)](#) to check that your site is within the Severn Trent boundary before requesting an underground asset map.

Any correspondence and diversion applications are to be submitted through New

Connections the relevant form can be found on the Severn Trent website, please complete the form as fully as possible.

https://www.stwater.co.uk/content/dam/stw/stw_buildinganddeveloping/Diversion-of-a-Severn-Trent-Water-main.pdf

Information on diversion application charges can be found at www.stwater.co.uk/content/dam/stw/stw_buildinganddeveloping/new-connections/final-st-charging-arrangements-24-25.pdf

Scroll down the “**New Connections Charging**” document; 1 April 2024 to 31 March 2025, go to Page 24 **Diversion of a Water Asset**.

Please attach all the relevant documentation and relevant fee and return the form to:
Severn Trent Water Ltd
PO Box 5311
Coventry
CV3 9FL
Telephone: 0800 707 6600
Email: new.connections@severntrent.co.uk

We would request that the drainage related condition remains at this time, as the above assets crossing the site make generate changes to the over all proposals for site, depending on what is (or not) allowed.

Kind regards,

Rhiannon

Rhiannon Thomas
(pronounced: REE-AN-UHN)
Planning Technician
Asset Protection (Waste)
Asset Strategy & Planning
Chief Engineer
Severn Trent Water
E-mail : Planning.APWest@severntrent.co.uk



From: Planning.APWest
Sent: 01 October 2024 08:51
To: Jane Curley
Subject: stw ref P-230110-38883 / lpa ref SMD/2022/0667 / LAND AT Uttoxeter Road Upper Tean

Good day Jane,

My apologies for my delayed response and thank you for chasing.

I can advise I am requiring internal conversations regarding this proposed development, to ensure capacity is available as per the proposals, and to clarify our stance on the existing waste assets and clean water asset also.

In the mean time, if the applicant has previously discussed this site with STW before, such as a Development Enquiry, we would please ask the latest correspondence is provided along with SAP reference number.

I would please ask for an extension in time to allow us to discuss internally, and for the applicant to provide further information as required.

Kind regards,

Rhiannon

Rhiannon Thomas

(pronounced: REE-AN-UHN)

Planning Technician

Asset Protection (Waste)

Asset Strategy & Planning

Chief Engineer

Severn Trent Water

E-mail : Planning.APWest@severntrent.co.uk



From: Jane Curley **Sent:** Monday, September 30, 2024 3:06 PM

To: Planning.APWest **Subject:** SMD/2022/0667

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Hi

We consulted you in August on the revised FRA and Drainage plans for this site. Do you have any further comments to make? I note that sewer easements are still shown within private garden areas. Is that going to be acceptable to you or will diversions be required?

Jane

Jane Curley Principal Planning Officer

Planning

High Peak Borough Council and Staffordshire Moorlands District Council

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