

WONDERFUL ON TAP



C2C Consulting Engineers Limited,
Fairfield Enterprise Centre,
20 Lincoln Way,
Louth,
LN11 0LS.

F.A.O Larissa Ann Staley

1st May 2024

Dear Larissa

Proposed Residential Development (9 Dwellings & 1 Commercial) at: The Old Bowling Green, Leek Road, Cellarhead Road, ST9 0HX

X: 395788 / Y: 347574

I refer to your Development Enquiry Request submitted in respect of the above site. Please find enclosed the sewer records that are included in the fee together with the Supplementary Guidance Notes (SGN) referred to below.

Public Sewers in Site – Required Protection

Sewer records show a 150mm public transferred sewer within the site boundary. This sewer will require a 6m protective strip about the pipe's centreline (3m each side) where no building or planting of trees shall be permitted.

Important! You will need to design your layout to accommodate our requirements, ensure the assets are not located within rear or front gardens (including driveways). If you are unable to achieve this, you will be required to divert the sewers under Section 185 of the Water Industry Act 1991. You may obtain copies of our current application form and guidance notes, from either our website or by contacting our Developer Services Team (www.stwater.co.uk – Tel: 0800 707 6600). If a diversion is ultimately required, you will need to ensure all works are within land of your ownership, to enable a self-lay diversion solution. Any works involving entry into 3rd Party Land or highway, will result in the diversion scheme being delivered by STW. As this asset is pressurised, this would be classified as high-risk and would deem the works to be undertaken by STW in this instance.

Severn Trent Water Ltd
Leicester Water Centre
Gorse Hill
Anstey
Leicester
LE7 7GU

www.stwater.co.uk
Network.Solutions@severntrent.co.uk

Contact: Emma Nowak
Mob: 07970361864

Our ref: 1115421

Please Note: On 1st October 2011 many private sewers were transferred into the ownership of Severn Trent Water as public sewers, where two or more properties in separate ownership are served by those sewers. Most of these former private sewers will not be shown on the public sewer records, therefore a full site survey should be carried out prior to any layout design or construction works to identify where these sewers may be and to avoid later delays and possible added costs.

Foul Water Drainage

The site is likely to have an existing connection to the public sewer, it might be possible to utilise the existing connection if this is in a convenient location and in good condition.

The 150mm transferred sewer within the site or the public 225mm foul sewer in Kingsley Road South of the site are both available to accommodate gravity flows from the site.

I can confirm the flows from the proposed development are likely to be similar to previous flows from the site, and therefore should not have an adverse hydraulic impact on either of the aforementioned network. A connection will therefore be acceptable at a new or existing manhole on the aforementioned sewer, subject to formal S106 approval.

Surface Water Drainage

Under the terms of Section H of the Building Regulations 2000, the disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and no watercourse is available as an alternative, the use of sewerage should be considered. In addition, other sustainable drainage methods should also be explored before a discharge to the public sewerage system is considered.

In the event that following testing, it is demonstrated that soakaways would not be possible on the site; satisfactory evidence will need to be submitted. The evidence should be either percolation test results or a statement from the SI consultant (extract or a supplementary letter).

STW will need to be satisfied that all SUDs options have been exhausted before discharge to public sewer. Severn Trent Water expects all surface water from the development to be drained in a

sustainable way to the nearest watercourse or land drainage channel, subject to the developer discussing all aspects of the developments surface water drainage with the Local Lead Flood Authority (LLFA). Any discharge rate to a watercourse or drainage ditch will be determined by the LLFA.

Should Sustainable Urban Drainage Solutions prove to be unviable, the enclosed sewer records show a public 225mm surface water sewer west of the site in Cellarhead Road. A gravity connection to this network would be acceptable at greenfield rates of 5 litres per second per hectare. However, please liaise with the LLFA (as statutory consultee in the planning process) regarding an agreed flow rate as they may wish to reduce flows further.

New Connections

For any new connections including the use, reuse and indirect to the public sewerage system, the developer will need to submit Section 106 application. Our Developer Services department are responsible for handling all such enquiries and applications. To contact them for an application form and associated guidance notes, please call 0800 707 6600, email new.connections@severntrent.co.uk or download from www.stwater.co.uk

Please quote the above reference number in any future correspondence (including e-mails) with STW Limited. Please send **all correspondence** to the network.solutions@severntrent.co.uk email inbox address, a response will be made within 15 days.

If you require a VAT receipt for the application fee please email MISCINCOME.NC@SEVERNTRENT.CO.UK quoting the above Reference Number.

Please note that Developer Enquiry responses are only valid for 6 months from the date of this letter.

Yours sincerely,



Emma Nowak.
Senior Evaluation Technician
Network Solutions
Developer Services