

From: 
To: 
Cc: 
Subject: CONDITION TO REMAIN FOR Lancaster House , Well Street Mill Well Street Leek
Sent: 04/11/2025 09:25:37

ST Classification: UNMARKED

For the attention of Chris Johnston

Our Ref: P-250224-45775

Re Application: SMD/2025/0021

Re Site: Lancaster House , Well Street Mill Well Street Leek

Good day,

Having received the consultation for the above planning application, I have the following comments to make.

The submitted 'Proposed Drainage Strategy' (drawing ref 0501 Rev: P01) shows all foul sewage is proposed to discharge to the public combined sewer, and all surface water is proposed to discharge with foul sewage to the public combined sewer, with a proposed discharge rate of 6.84litres/second.

As per condition comments provided 14/03/25: Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative, other sustainable methods should also be explored. If these are found unsuitable satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. No surface water to enter the foul or combined water systems by any means.

We therefore will not permit surface water discharge to a public combined sewer. Severn Trent is committed to reduce flooding and pollution from our sewers and consequently have a renewed focus on reducing these risks. Clearly every connection of surface water into a foul or combined sewer adds to the risk of flooding and pollution, and as such Severn Trent expects all planning developments to manage their surface water in a sustainable manner. When able, we look to have any existing surface water removed from the public foul or combined sewers.

We would request that soakaways and other Sustainable Drainage techniques (SuDs) are investigated. These alternative techniques should be explored to minimise run-off, for example, soakaways, green roofs, swales and other above ground detention SuDS. Further information is available in The SuDS Manual (C753F)

www.ciria.org/CIRIA/CIRIA/Item_Detail.aspx?iProductCode=C753F .

We therefore would ask that the drainage related condition is not discharged at this stage.

I trust you find the above in order, however, if you have any further enquiries then please do not hesitate to contact us at [REDACTED]

Kindest regards,

Rhiannon

Rhiannon Bond

(pronounced: REE-AN-UHN)

Planning Technician

Asset Protection (Waste)

Asset Strategy & Planning

Chief Engineer

Severn Trent Water



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