

[REDACTED]

From: Planning.APWest [REDACTED]
Sent: 29 July 2026 09:21
To: Planning (SMDC)
Subject: SMD/2026/0326 - Padwick Farm Bradshaw Lane Ipstones

Categories: [REDACTED]

ST Classification: UNMARKED

For the attention of **Planning Support**
Our Ref: **P-260710-49973**

To whom it may concern,

Re Application: SMD/2026/0326
Re Site: Padwick Farm Bradshaw Lane Ipstones

With reference to the above Scoping Document the Company's observations regarding sewerage are as follows.

Given the size of the proposed development, it is likely that improvements may be required to the receiving sewerage network and Treatment Works due to the additional flow that this proposed development will generate. Before Severn Trent can confirm if there are restrictions, and if so, what investment may be required, we will need to understand when this development is likely to proceed and what the anticipated build programme will be.

To this end, Severn Trent welcomes early engagement with the Local Planning Authority and developers. In the meantime, this information will be passed to our Strategic growth team so they can add this into our potential investment planning.

IMPORTANT NOTE: With regards to network capacity, this response only relates to the public waste water network and does not include representation from other areas of Severn Trent Water, such as the provision of water supply or the protection of drinking water quality.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).

Suggested Informative – affected sewers and water mains

Before undertaking any work on site, all applicants must determine if Severn Trent has any assets in the vicinity of the proposed works. This can be done by accessing our records at www.digdat.co.uk

Severn Trent Water advise that even if our statutory records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer of Sewer Regulations 2011.

If there are assets that may be affected by this proposal the applicant must contact Severn Trent before any work takes place. Public sewers and Water mains have statutory protection and may not be built close to, or diverted without consent, consequently you must contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the proposed building.

Should you require any further information please contact us on email below.

Yours sincerely,

Severn Trent
Asset Protection Team

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