

[REDACTED]

From: Planning.APWest <Planning.APWest@severntrent.co.uk>
Sent: 11 September 2026 09:28
To: Planning (SMDC)
Subject: STW comments for Apesford Farm Apesford Lane Bradnop

[REDACTED]

ST Classification: UNMARKED

Our Ref: P-250709-46887

Re Application: SMD/2026/0383

Re Site: Apesford Farm Apesford Lane Bradnop

Good day,

If there are drainage proposals available (as I have been unable to locate them), can you please email them to Planning.apwest@severntrent.co.uk quoting the above stw ref.

If drainage plans are not available at this stage, we please request that the drainage related condition remains and that we are reconsulted when drainage information has been provided.

There is much developers can do to manage the rainwater onsite. They can, for example, build environment-boosting ponds and swales, make use of permeable paving, or explore using lightly treated rainwater to flush toilets. Our website provides further information: Sustainable Drainage Systems | Building sustainable homes | Building and developing | Severn Trent Water

The critical point is that new developments should manage rainwater sustainably on site wherever possible.

Severn Trent requests that any approval be conditioned as follows:

- The development should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority.
- The plan should follow the principles of Planning Practice Guidance and section H of the Building Regulations 2010. The disposal of surface water by means of soakaways should be considered as the primary method.
- If this is not feasible and there is no watercourse available as an alternative, other sustainable methods should also be explored.
- The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

No surface water to enter the foul or combined water systems by any means.

This more sustainable approach will benefit the environment, save money overall and reduce the flood risk faced by customers living downstream.

We should emphasize that we are not objecting to the development. Our point is that it should be built sustainably if the council is minded to grant permission.

IMPORTANT NOTE: Regarding 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 protection of drinking water quality.

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
- 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
planning.apwest@severntrent.co.uk

WONDERFUL ON TAP



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