[redacted]

From: planningcomments@staffsmoorlands.gov.uk
Sent: 17 September 2026 12:02
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[redacted]

Application Reference No. : SMD/2026/0363 Site Address: Victoria House Stanley Moss Lane Stockton Brook Staffordshire ST9 9LR Stoke-On-Trent Comments by: Severn Trent Water LTD
From:

Anstey Lane
Leicester
Leicester

Phone:
Email: [redacted]
Submission: Neither
Comments: Our Ref: P-260907-50372

To whom it may concern,

Re Application: SMD/2026/0363

Re Site: Victoria House , Stanley Moss Lane , Stockton Brook , Staffordshire , ST9 9LR

With reference to the above planning application, the Company's observations regarding are as follows.

Sustainable Development.

If the council is minded to approve the application, we ask that it first uses the planning powers available to it to ensure that the proposed development is built as sustainably as possible and does not harm the local environment or increase flood risk for those living downstream of the development.

Severn Trent has the capacity serve the development with drinking water and to safely take away all wastewater (subject to the above). The danger we want to avoid is the development increasing the amount of rain and surface water in our sewers (combined or foul), which increases flood risk for those living downstream, is environmentally damaging and pushes up costs for customers generally.

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.

I should emphasise 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: With regard 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 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).

On site Drainage

Severn Trent cannot make any comments regarding the proposed on-site drainage arrangements at this stage. The developer may choose to keep the drainage private, or may seek adoption by a NAV. In these cases, Severn Trent would have no interest in the drainage proposed. If the developer seeks adoption by Severn Trent, the drainage will have to comply with the Design and Construction Guidance for adoptable sewers under a S104 and will be subject to technical approval by Severn Trent.

Any proposed connection to an existing Severn Trent network will be subject to the approval of a S106 Connection application.

The developer will be able to provide conformation of these approvals when seeking discharge of drainage conditions, if applicable.

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.

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. This includes the construction of attenuation ponds, balancing ponds or any other such feature.

Please see Standard Guidance for your information

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

Yours sincerely,

Severn Trent

Asset Protection Team

Planning.apwest@severntrent.co.uk

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