

WONDERFUL ON TAP



RAC-E
Hednesford Town Football & Social Club,
Keys Park Road,
Hednesford,
Cannock,
WS12 2DZ.

F.A.O: Andy Jepson

29th April 2021

Dear Mr Jepson,

Proposed Residential Development: (136 Houses) at: Land off Barkby Road, Queniborough, Leicester, United Kingdom, LE7 3DW.

X: 463912 / Y: 312239

I refer to your Development Enquiry Request 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

There are no public sewers crossing the proposed development.

Please note that there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is **vital** therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

Please Note: Due to a change in legislation on 1 October 2011 there may be former private sewers on the site which have transferred to the responsibility of Severn Trent Water Ltd, which are not shown on the statutory sewer records, but are located in your client's land. These sewers would require protective strips of 3 metres either side of the sewer's centreline that we will not allow to be built over. If such

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

Tel: 03452667930
www.stwater.co.uk
net.dev.east@severntrent.co.uk

Contact: Emma Nowak

Our ref: 8475839

sewers are identified to be present on the site, please contact us for further guidance.

Foul Water Drainage

It is proposed to connect foul flows via gravity into the existing public 150mm FWS north of the site at the junction of Chestnut Close & Beechwood Avenue at MH9301. Due to the size of the development in relation to the size of the foul network system, sewer modelling will be needed to determine the capacity available within the system. Our records also show hydraulic issues further downstream on the existing combined network and associated Queniborough East – CSO & SPS. Modelling will determine the impact of the proposed flows within the network and whether improvement works are required prior to construction of the development.

In a change to our previous process, we no longer charge developers for the hydraulic modelling service. We will liaise with you over time with regards to the outcome of our investigations and any impact that may have on the planning status, occupation, or phasing of the site. However while we can provide a brief summary of our findings if you need us to, we will no longer provide the full external capacity assessment report.

Note: Please allow up to 4-6 weeks for completion of the modelling assessment (SCA).

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 these are found to be unsuitable, satisfactory evidence will need to be submitted. The evidence should be either percolation test results or by the submission of a statement from the SI consultant (extract or a supplementary letter).

Subject to the above, the site drainage should be discussed with the Local Lead Flood Authority with a view to implement suitable SUDs techniques to land soakaways or other land drainage systems prior to any consideration of discharges to public sewers being accepted. **In presence of land drainage and available watercourses, no discharge to the public sewer will be allowed.** Any discharge rate to a watercourse or drainage ditch will be determined by the LLFA.

Sewer records show a culverted watercourse north east of the site off Barkby Road. Subject to levels, a gravity connection at MH2101 would be acceptable to STW subject to LLFA & possible third party (land owner) approval.

If it is proved that the above option is not viable then we would consider a SW connection to the existing public 150mm SWS north of the site on Chestnut Close at MH9201 subject to 106 approval. As above, at this point of connection, sewer modelling will be needed to determine if the sewer can accommodate these flows or if an increase on onsite storage is needed. Ultimately, the outfall rate would be subject to LLFA approval, with all discharge rates approved by the LLFA.

Any flows generated by the site in excess of the permitted discharge rate will have to be attenuated within the development site.

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 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 net.dev.east@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,

A handwritten signature in black ink, appearing to be "M. Smith", written over a faint, illegible printed name.

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Emma Nowak.
Asset Protection East.
Asset Management.
Wholesale Operations.