

P/2016/00440
Received
21/03/2016



East Staffordshire Borough Council
PO Box 8045
Burton Upon Trent
Staffordshire
DE14 9JG

Fao Ranbir Sahota

04 September 2012

Dear Sirs,

**Proposed Development at Pennycroft Lane, Uttoxeter,
Staffordshire ST14 7BW**

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.

Foul Water Drainage

The enclosed sewer record extract shows a 450mm diameter cast iron foul water sewer entering the site at manhole reference 1103. At manhole reference 1104, which is an overflow manhole, the sewers split into two 300mm diameter cast iron pipes. These continue across the site adjacent to the watercourse and leave the site at the eastern boundary as indicated diagrammatically on your sketch plan submitted.

For your information sewers of 300mm diameter up to 1000mm diameter have a 10.0 metres protected strip centred over them for which no building will be allowed to encroach. It is particularly important that the overflow manhole reference 1104 should be located in public land where it is easily accessible and not in the private garden of a property.

It is considered that the flow from 35 units will not have an adverse impact on the existing system. Any connections will be subject to formal S106 approval (see later). To note, there are no reported sewer flooding incidents in close proximity to the site.



Severn Trent Water

Severn Trent Water Ltd
Regis Road
Wolverhampton
WV6 8RU

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Contact: Dave Hadley

Your ref:
Our ref: WT31335

Surface Water Drainage

The enclosed sewer record extract indicates a watercourse running through the middle of the site with 975mm and 375mm diameter surface water sewers connecting to this from the west. The above mentioned protected strips apply for these sewers. In the event that following comprehensive testing, it is demonstrated that soakaways would not be possible, evidence should be submitted. This would satisfy SGN1 (enclosed). As the site is effectively Greenfield a connection to the watercourse will then be necessary with flow rates in accordance with SGN3 at 5.0 l/s/ha or such other flow rate as directed by the Environment Agency or Local Authority Planning Department.

For any new connections (including the re-use of existing connections) to the public sewerage system, you will need to submit a Section 106 application form. Our New Connections department are responsible for handling all such enquiries and applications. To contact them for an application form and associated guidance notes please call 0800 7076600 or download from www.stwater.co.uk.

Please quote WT31335 in any future correspondence (including e-mails) with STW Limited. Please note that 'Development Enquiry' responses are only valid for 6 months from the date of this letter.

Yours sincerely

D J Hadley 
Waste Water Services - Asset Protection (West)

SUPPLEMENTARY GUIDANCE NOTES

In 2006 the Government issued national advice in the form of "Planning Policy Statement 25: Development and Flood Risk" that seeks to reduce the impact of development on surface water runoff. This advice is generally followed by Local Authorities through both the Building Regulations (Approved Document H) and the imposition of appropriate planning conditions. Severn Trent welcomes this advice and supports such planning conditions that impose flow restrictions. It is considered that in accordance with current guidance disposal of storm runoff from the development should be dealt with as follows:

1. By soakage into the site's subsoil, subject to suitable ground soakage capacity and any contamination present. If ground soakage proves inadequate, evidence should be submitted to Severn Trent Water. The evidence should be either percolation test results or a statement from the SI consultant (extract from report or a supplementary letter) stating that soakaways would be ineffective. **A connection to public sewerage (existing or adoptable) would then be considered reasonable with flows as:**
2. Brown field development site: If storm runoff from the existing development is connected to the public sewerage system, then peak storm flows from the proposed development up to that generated from the previous connected impermeable area may be connected to the network subject to the details of the existing storm connection arrangements being submitted to Severn Trent Water.

For existing storm connections to the public foul sewerage system, any new storm connection to the public storm sewerage system (if available) should be limited to 5 litres/sec/ha (option A) OR a peak flow to be determined by the Company from its developer-funded hydraulic modelling of the public storm sewerage system (option B). The developer may choose either option. Existing flows should be assessed as the lower of $Q=2.78 \times 50 \times A_{imp}$ l/s (A_{imp} ha) and the unsurcharged capacity of the outfall pipe(s).

In addition to this restriction, for Brownfield developments, the Company would also suggest a reduction in surface water flow to the public sewerage systems of 20%. It should be noted that the Company would like to see any flow attenuation based on a 30 year critical duration storm design in accordance with 'Sewers for Adoption' current edition.

3. Green field development site: If the site is a green field development i.e. not involving any demolition of buildings or paved areas connected to the public sewerage system, then the storm runoff from the proposed development may be connected to the public sewerage system subject to peak storm flows (30 year design storm) being limited to a green field runoff of 5 litres/sec/ha (subject to a minimum of 5 litres/sec), applied to the gross area of the site, subject to sufficient capacity in the network.