

WONDERFUL ON TAP



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F.A.O: Ferdi Jafar

17.07.2023

Dear Sir/Madam,

Proposed Development: (55 Dwellings) Land on the west side of Berrow Green Road, Martley, Worcester, WR6 6PQ, 375070, 259654

I refer to your 'Development Enquiry Request' in respect of the above named site. Please find enclosed the sewer records that are included in the fee together with the Supplementary Guidance Notes (SGN) which refer to surface water disposal from development sites.

Protective Strip

No public sewers within site boundary.

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

Please note: there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where a 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.

Foul Water Drainage

The 150mm foul sewer, MH SO75591502 east of the site would be the most suitable connection point for your development. The network can accommodate flows for 55 Dwellings. Therefore, a connection is acceptable to the company subject to a S106 submission.

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).

Severn Trent Water expects all surface water from the development to be drained in a sustainable way to the nearest watercourse or land drainage channel, subject to the developer discussing all aspects of the developments surface water drainage with the Local Lead Flood Authority (LLFA). Any discharge rate to a watercourse or drainage ditch will be determined by the LLFA / EA.

Note, STW will have to be satisfied that all sustainable option have been exhausted before allowing discharge to the public network.

Sewer records show a water course that runs west of the site. It is advised to pursue a connection to this if feasible, with flow rates to be agreed by the LLFA. To reach this location, 3rd party land will need to be crossed, you will need to secure agreement with the land owners however if an agreement can't be reached, we may be able to requisition via a S98 however consent at the outfall will need to be granted as ST don't have rights to outfall at the point of discharge.

Further guidance on the requisition process can be found here:
https://www.stwater.co.uk/content/dam/stw/stw_buildinganddeveloping/Guidance-notes-for-providing-a-public-sewer-or-lateral-drain_1.pdf

Connections

For any new connections (including the re-use of existing connections) to the public sewerage system, the developer will need to submit a Section 106 application form. Our Developer Services department are responsible for handling all new connections 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 the above reference in any future correspondence (including e-mails) with STW Limited. Please note that Developer Enquiry responses are only valid for 6 months from the date of this letter.

Yours sincerely



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