

WONDERFUL ON TAP

SEVERN

TRENT

Severn Trent Water Ltd

Leicester Water Centre
Gorse Hill
Anstey
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Contact: Emma Nowak
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Our ref: 1080322

JPP Consulting Ltd,
4 Ironstone Way,
Brixworth,
Northampton,
NN6 9UD.

FAO: Katherine Rose

20th April 2023

Dear Katherine,

Proposed Residential Development (116 Residential Dwellings) at: Land at Hogshaw Farm, Nunsfield Road, Buxton

X: 406585 / Y: 374410

I refer to your Development Enquiry Request submitted 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 site.

Please Note: On 1st October 2011 many private sewers were transferred into the ownership of Severn Trent Water as public sewers, where two or more properties in separate ownership are served by those sewers. Most of these former private sewers will not be shown on the public sewer records, therefore a full site survey should be carried out prior to any layout design or construction works to identify where these sewers may be and to avoid later delays and possible added costs.

Foul Water Drainage

The most convenient point of connection for gravity foul flows from the site is at the 150mm public foul sewer southwest of the site at the junction of Barms Way & Nunsfield Road. A gravity connection for an additional 116 dwellings (1.8 l/s 2DWF) would be acceptable at this sewer at a new or existing manhole (5203) subject to formal 106 approval.

Please note that a gravity connection should be viable for the whole site, however should after investigations, a pumped

connection be required for any part of the site, please notify us as soon as possible further modelling may be required to understand the impact of increased flows in the foul network.

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 this is not practical a connection to the watercourse southeast of the site would be acceptable subject to LLFA approval. In addition, other sustainable drainage methods should also be explored before a discharge to the public sewerage system is considered.

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).

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. Any discharge rate to a watercourse or drainage ditch will be determined by the LLFA.

Should soakaways / SuDs prove not to be viable, the Nun Brook runs west of the proposed development. A connection to the watercourse should be pursued but may require the crossing of third-party land. Please note, that if you cannot gain consent from the landowner, a S98 Sewer Requisition may be required. For your information, STW have the right to lay sewers through 3rd party land even unregistered land, however, STW do not have the right to discharge to a watercourse/ditch. In order to discharge to a watercourse we require a Deed Of Grant Of Easement (DOGOE) from the watercourse owner. Please liaise with the LLFA as statutory consultee in the planning process to agree flow rates at this location.

No impact on the public network.

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, email new.connections@severntrent.co.uk 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 network.solutions@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,



Emma Nowak.
Senior Evaluation Technician
Network Solutions
Developer Services

