

From:
To:
Subject: Re Application: HPK/2024/0513 (Our Ref: P-250122-45534) ST Response
Date: 29 August 2025 15:18:22

ST Classification: UNMARKED

For the attention of Stuart Talbot

Our Ref: **P-250122-45534**

Re Application: **HPK/2024/0513**

Re Ste: **4 6 , Burlow Road , Harpur Hill , Buxton , Derbyshire , SK17 9JD**

To whom it may concern,

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

Severn Trent requests that any approval be conditioned as follows:

The development hereby permitted 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, and

The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative, other sustainable methods should also be explored. If these are found unsuitable satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. No surface water to enter the foul or combined water systems by any means.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

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 provision of water supply or 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 (<https://url41.mailanyone.net/scanner?m=1urzv9-000000006oD-2lyl&d=4%7Cmail%2F90%2F1756476600%2F1urzv9-000000006oD-2lyl%7Cin41f%7C57e1b682%7C10609168%7C13286642%7C68B1B683789AFF8DEB8E0C455F8527CC&o=a.wwetwtwsku.oc.r&s=5z4yCr3u9TaokpKFLWJ08qyXYNI>) or by contacting our Developer Services Team (Tel: 0800 707 6600).

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 <https://url41.mailanyone.net/scanner?m=1urzv9-000000006oD-2lyl&d=4%7Cmail%2F90%2F1756476600%2F1urzv9-000000006oD-2lyl%7Cin41f%7C57e1b682%7C10609168%7C13286642%7C68B1B683789AFF8DEB8E0C455F8527CC&o=d.wwtigawdku.oc.&s=FSTF54l1u-ltslFCyCBRxCcRNTE>

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.

Our records indicate that there are no assets that may be affected by this proposal, however it is the duty of the site owner to confirm this is the case before any work takes place.

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. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the proposed building.

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

Your sincerely,

Severn Trent

Asset Protection Team

Severn Trent Plc (registered number 2366619) and Severn Trent Water Limited (registered number 2366686) (together the "Companies") are both limited companies registered in England & Wales with their registered office at Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ. This email (which includes any files attached to it) is not contractually binding on its own, is intended solely for the named recipient and may contain confidential, commercially sensitive or may be covered by legal professional privilege. If you are not the intended recipient, you must not disclose or use the information contained in it. If you have received this message in error, please notify the sender immediately or call us on 03457 500 500. If you are not the intended recipient you must not use, disclose, distribute, reproduce, retransmit, retain or rely on any information contained in this email. Please note the Companies reserve the right to monitor email communications in accordance with applicable law and regulations. To the extent permitted by law, neither the Companies or any of their subsidiaries, nor any employee, director or officer thereof, accepts any liability whatsoever in relation to this email including liability arising from any external breach of security or confidentiality or for virus infection or for statements made by the sender as these are not necessarily made on behalf of the Companies. Reduce waste! Please consider the environment before printing this email.