

**Sam Muir**

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**Subject:** FW: EMS.2254 Newark Road, Sutton in Ashfield - STW Final Comments

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**From:** Planning.APEast <[Planning.APEast@severntrent.co.uk](mailto:Planning.APEast@severntrent.co.uk)>  
**Sent:** Friday, July 5, 2024 1:27 PM  
**To:** Planning.Admin <[Planning.Admin@ashfield.gov.uk](mailto:Planning.Admin@ashfield.gov.uk)>  
**Cc:** Richard.Sunter <[Richard.Sunter@ashfield.gov.uk](mailto:Richard.Sunter@ashfield.gov.uk)>  
**Subject:** [EXTERNAL]:CRM:0038746

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For the attention of Richard Sunter

Our Ref: P-220826-37436

Good Afternoon,

**Re: Application No. V/2022/0629 / V/2024/0629**

**Site Address : Land at Newark Road, Coxmoor Road, Sutton in Ashfield, Notts**

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

Severn Trent does not object to this application but requests that any approval granted by the Planning Authority be conditioned as follows:

*The development hereby permitted shall not commence until drainage details for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. These details shall include the following agreed requirements:-*

*1. The onsite sewers will be adopted pursuant to a s104 Agreement (Water Industry Act ).*

*2. A s106 (Water Industry Act ) connection application has been approved by Severn Trent for a point of connection on the existing public.*

*The drainage scheme shall be implemented in accordance with the approved details before first occupation.*

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 ([www.stwater.co.uk](http://www.stwater.co.uk)) or by contacting our Developer Services Team (Tel: 0800 707 6600).

**Suggested Informative**

Severn Trent Water advise that although our statutory sewer 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. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to 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 building.

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.

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

Kind regards,

Asset Protection Team

**Asset Protection  
Asset Strategy and Planning**

**Chief Engineer  
Severn Trent Water Ltd**

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