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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.

A sewer modelling study was undertaken in 2017 which stated no improvements were required, however since then there has been new points of flooding around the development area. Due to this we would need to model this site again taking into consideration the floods locations and the impact that this development will have on the existing network without worsening the existing sewer performance.

As you will be aware Severn Trent reviews planning applications seeking to identify those area where proposed development may have a detrimental impact on the performance of our waste water network and then to work with the Local Planning Authority and developers to ensure these risks are resolved or mitigated.

To determine the impact of a proposed development on the existing drainage network we sometimes undertake a hydraulic modelling exercise which predicts possible areas of flooding and pollution. Unfortunately, we cannot say when this exercise will be completed for the proposal in question and consequently request the following condition.

**Condition:**

Foul is proposed to connect into the public combined water sewer, which will be subject to a formal section 106 sewer connection approval. Due to the size of this development and the new points of flooding around the area a sewer modelling study will be required to determine the impact this development will have on the existing system and if flows can be accommodated. Severn Trent will need to undertake a more comprehensive study of the catchment to determine if capital improvements are required. If Severn Trent needs to undertake capital improvements, a reasonable amount of time will need to be determined to allow these works to be completed before any properties or additional flows are connected to the existing network.

Surface water is proposed to connect into the public surface water sewer, which will be subject to a formal section 106 sewer connection approval.

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 is 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 surface sewerage system is considered.

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. The developer will need to exhaust all sustainable options before considering surface water discharge to the public surface water network. Severn Trent objects to any proposal to dispose of surface water to a combined or foul sewer.

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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