

WONDERFUL ON TAP

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TRENT

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We're here if you need us:

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Email:

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Our ref: **1155038**

28th July 2025

F.A.O: Darren Ball

Dear Sir/Madam,

Proposed Development: (21 Dwellings – 0.33 l/s)

Peggs Close, Earl Shilton, LE9 7BP

XY:446884, 297561

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

Sewer records show a public combined water sewer south of the site. Depending on the size of the sewer the below easements will apply:

- Sewers between 100mm to 225mm will require a 6m clearance about the pipe's centreline (3m each side).
- Sewers between 300mm to 999mm will require a 10m clearance about the pipe's centreline (5m each side).
- Sewers greater than 999mm- will require a 15m clearance about the pipe's centreline (7.5m each side).

Please note, no planting of trees or construction should take place within these easements.

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 nearest 225mm foul sewers are located in the highway to the west of the site on Peggs Close and nearest mh is SP4697**8508** or alternatively to the 225mm foul sewer east of the site on Astley Road and nearest mh is SP4697**9509**. It is anticipated the approximate foul flows of 0.33l/s (2xdwf) will have no adverse impact on the network. Therefore, a gravity connection to the public sewer (direct or indirect) is acceptable subject to a formal Section 106 sewer connection approval.

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).

Subject to above 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. Thank you for confirming soakaways are not suitable.

As per your proposals, connections to the surface water sewers on Peggs Close, Astley Road and Candle Lane can be considered with flows restricted to a total of 5l/s for the full development site. Therefore, a gravity connection to the public sewer (direct or indirect) is acceptable subject to a formal Section 106 sewer connection approval.

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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

Vijay Tanna
Network Solutions
Developer Services