

Nuneaton Property Company Ltd,
1a Hope & Aldridge Business Centre,
183 Weddington Road,
Nuneaton,
CV10 0HF.

FAO: Robert Jeffcoate

27th August 2019

Dear Mr Jeffcoate

**Proposed Residential Development (35 Flats) at: Wood Street,
Hinckley, Leicestershire, LE10 1HU.**

X: 443034 / Y: 294036

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 proposed development 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

Sewer records show a 300mm diameter combined water sewer north of the site on Wood Street. A foul connection for the proposed development is acceptable and can be accommodated in this sewer at a new or existing manhole (MH0001) subject to a 106 approval. As this is a brownfield site, I would prefer that all proposed foul

Severn Trent Water Ltd
Leicester Water Centre
Gorse Hill
Anstey
Leicester
LE7 7GU

Tel: 02477716843
www.stwater.co.uk

Email:
Net.Dev.East@SevernTrent.co.uk

Our ref: 8371217

discharges from the site reflect the existing drainage discharge routes where possible.

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 and no watercourse is available as an alternative, the use of sewerage should be considered. In addition, other sustainable drainage methods should also be explored before a discharge to the public sewerage system is considered.

In the event that following testing, it is demonstrated that soakaways would not be possible on the site; satisfactory evidence will need to be submitted. The evidence should be either percolation test results or a statement from the SI consultant (extract or a supplementary letter). This would satisfy SGN1 (enclosed).

Subject to the above, you will need to demonstrate how the site is currently drained if indeed it is positively drained; identifying which impermeable areas drain to which pipeline and the connections/outfalls to the public sewerage system identified.

Ideally, a drainage survey of the existing site is required; in the case of multiple connections the survey needs to also identify which impervious areas drain to which pipeline. When this information is made available a decision will be made on the permitted surface water discharge.

Subject to the above, a connection would be allowed into the existing 300mm diameter combined water sewer on Church Street as this is where existing flows from the site's previous use discharged. This would be acceptable to the company subject to formal S106 connection approval (see later). Any flows generated by the site in excess of the permitted discharge rate will have to be attenuated within the development site where a discharge to a public sewer is the only option. In terms of flow rates, for Brownfield sites, Severn Trent propose a 30% reduction of surface water flows in comparison to the existing development's discharge. However, national policy states that all developments should seek to discharge at greenfield rates where practical (5l/s/ha). Therefore, Severn Trent would advise that all surface water drainage for the proposed development should be discussed with the LLFA, who are

the lead flood and surface water authority, in addition to our requirements.

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 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 net.dev.east@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.
Asset Protection East.
Asset Management.
Wholesale Operations.