
From: Abdul Shinwari <abdul.shinwari@watermangroup.com>
Sent: 18 September 2023 11:44
To: Matthew Hancox
Cc: Siripen Songprasit; Taiki Yuya
Subject: FW: 1091156 Phase 2 Hill St Hinckley
Attachments: 1091084 Mount Rd Hinckley.pdf; Mount Rd.pdf; Severn Trent Surface Water Guidance Note (August 2021).pdf

Matt,

Please find attached and below response from Severn trent water for Phase I.

Kind regards,
Abdul

Abdul Shinwari BEng, MEng
Senior Engineer
Waterman Infrastructure & Environment Ltd

5th Floor | One Cornwall Street | Birmingham | B3 2DX
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From: Network Solutions <Network.Solutions@severntrent.co.uk>
Sent: Friday, September 15, 2023 8:33 AM
To: Abdul Shinwari <abdul.shinwari@watermangroup.com>
Subject: RE: 1091156 Phase 2 Hill St Hinckley [Filed 15 Sep 2023 16:21]

ST Classification: OFFICIAL PERSONAL

Hi Abdul

Thank you for your email.

I can confirm that your proposal for a connection for the combined flows into the 300mm combined sewer m/h 9604 in Hill St, This would be an acceptable proposal , the rest of the details within the developer enquiry response remain unaltered.

Kind Regards

Michael Taylor



From: Abdul Shinwari <abdul.shinwari@watermangroup.com>
Sent: 12 September 2023 16:43
To: Taylor, Michael <Michael.Taylor@severntrent.co.uk>
Cc: Siripen Songprasit <siripen.songprasit@watermangroup.com>; Taiki Yuya <taiki.yuya@watermangroup.com>
Subject: RE: 1091156 Phase 2 Hill St Hinckley

You don't often get email from abdul.shinwari@watermangroup.com. [Learn why this is important](#)

ST Classification: OFFICIAL PERSONAL

Caution: This is an external email originating outside Severn Trent. Think before you click on links or open attachments.

Hi Michael,

Thank you for your email. You have indicated in your response to connect flow from the development to the existing manhole 9603 in Mount Road.

We propose to connect surface water and foul water flow to the existing manhole 9604 in Mount Rd which is upstream of MH 9603 as this is closer to

the site and would best serve as the proposed connection point. I have attached the utility survey, drainage layout and snapshot of proposed connection point/MH 9604.

Would you please confirm the above arrangement.

Please let me know if you need further information.

May thanks

**Kind regards,
Abdul**

Abdul Shinwari BEng, MEng
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From: Taylor, Michael <Michael.Taylor@severntrent.co.uk>
Sent: Tuesday, August 22, 2023 10:53 AM
To: Abdul Shinwari <abdul.shinwari@watermangroup.com>
Subject: 1091156 Phase 2 Hill St Hinckley

ST Classification: OFFICIAL PERSONAL

ST Classification: OFFICIAL PERSONAL

Good Morning

Please find attached below our Developer Enquiry response letter, along with a sewer record extract and supplementary guidance notes with regard to the above site.

If you have any further queries with regard to our response, please do not hesitate to contact us on the number / email address mentioned below. Please refrain from sending responses to a certain individual directly. Our email address below will ensure that your response is logged and tracked for a response. When responding, please quote our reference number above in all return correspondence.

Kind regards,

Network Solutions

Michael Taylor
Network Solutions
Developer Services
Email. Network.Solutions@severntrent.co.uk



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Severn Trent Water Ltd
Oxley Moor Road
Wolverhampton
WV9 5HN

www.stwater.co.uk

network.solutions@severntrent.co.uk

Contact: Michael Taylor

Reference: 1091084

21st August 2023

Abdul Shinwari
Waterman
Infrastructure &
Environment
1 Cornwall Street
Birmingham
B3 2DX

Dear Sir

**Proposed redevelopment: Hinckley and District Hospital
Mount Rd Hinckley**

I refer to your 'Development Enquiry Request' for commercial building in respect of the above site. Please find enclosed the sewer records that are included in the fee together with the Supplementary Guidance Notes which refer to surface water disposal from development sites.

Public Sewers in Site – Required Protection

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 also have protective strips 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.

Foul Water Drainage

The nearest combined sewer 300mm sewer located within the highway south of the site.

It is anticipated that the additional foul flows will have no adverse impact on the network. As such, a gravity connection to the public sewers is acceptable subject to a formal S.106 sewer connection approval (see later).

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

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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, highway drainage or land drainage channel, that should be fully investigated subject to the developer discussing all aspects of the developments surface water drainage with the Local Lead Flood Authority (LLFA). Only once all these avenues have been exhausted will we consider a discharge at min of 50% betterment of proven existing rates, if the site positively drained to the surface water sewer previously, If existing rates cannot be proven then we would apply 5l/s to our combined water network located within the highway m/h 9603

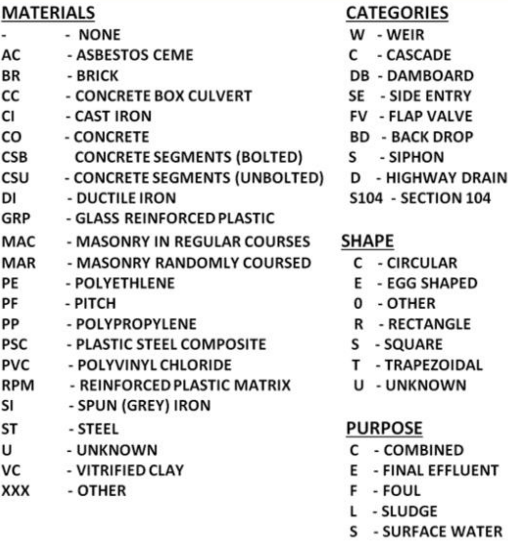
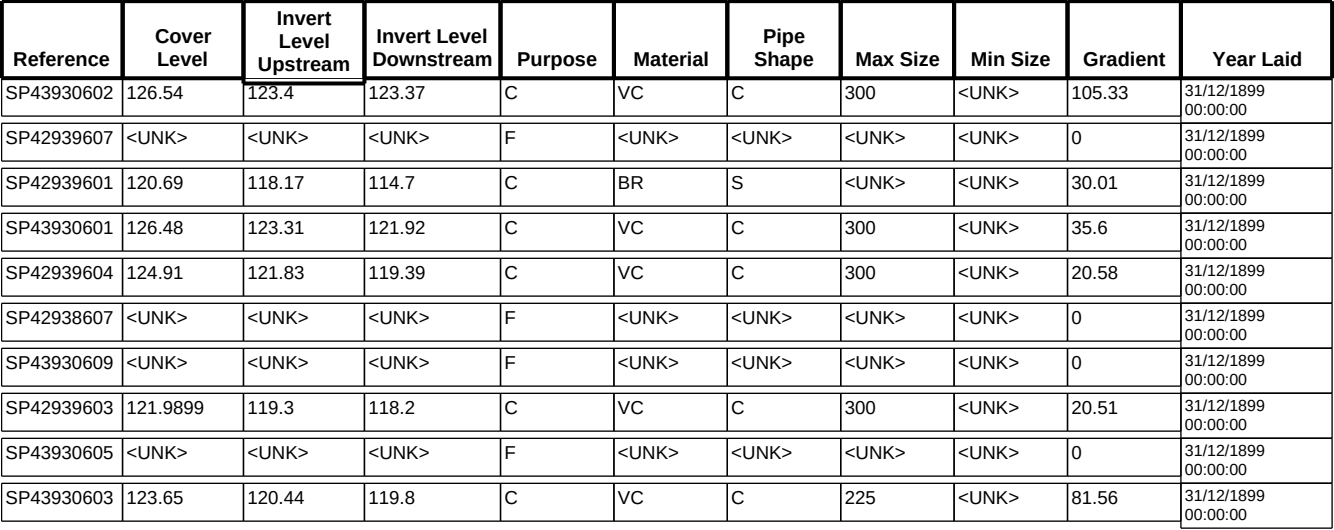
New Connections

For any new connections (including the re-use of existing connections) to the public sewerage system, the developer will need to submit Section 106 application forms. Our New Connections 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 is 1091084 in any future correspondence (including e-mails) with STW Limited. Please note that 'Development Enquiry' responses are only valid for 6 months from the date of this letter.

Yours sincerely,

Michael Taylor
Senior Evaluation Technician
Network Solutions
Developer Services



		Severn Trent Water Limited Asset Data Management PO Box 5344 Coventry CV3 9FT Telephone: 0345 601 6616
SEWER RECORD (Tabular)		
O/S Map Scale: 1:1,000 Date of Issue: 21-08-23	This map is centred upon: X: 442957.44 Y: 293695.78	
Disclaimer Statement: 1 Do not scale off this Map. 2 This plan and any information supplied with it is furnished as a general guide, is only valid at the date of issue and no warranty as to its correctness is given or implied. In particular this plan and any information shown on it must not be relied upon in the event of any development or works (including but not limited to excavations) in the vicinity of SEVERN TRENT WATER assets or for the purposes of determining the suitability of a point of connection to the sewerage or distribution systems. 3 On 1 October 2011 most private sewers and private lateral drains in Severn Trent Water's sewerage area, which were connected to a public sewer as at 1 July 2011, transferred to the ownership of Severn Trent Water and became public sewers and public lateral drains. A further transfer takes place on 1 October 2012. Private pumping stations, which form part of these sewers or lateral drains, will transfer to ownership of Severn Trent Water on or before 1 October 2016. Severn Trent Water does not possess complete records of these assets. These assets may not be displayed on the map. 4 Reproduction by permission of Ordnance Survey on behalf of HMSO. Crown Copyright and database right 2004. All rights reserved. 5 Ordnance Survey licence number: 100031673 6 Document users other than SEVERN TRENT WATER business users are advised that this document is provided for reference purpose only and is subject to copyright, therefore, no further copies should be made from it.		

SUPPLEMENTARY GUIDANCE NOTES **RELATING TO DISPOSAL OF** **SURFACE WATER**



Introduction

The purpose of this guidance note is to provide advice to applicants when completing the surface water drainage design for a new development, both for Greenfield and Brownfield sites. This does not affect foul drainage disposal which should be discussed with Severn Trent as early as possible to ensure additional flows can be accommodated without undue delay to the development.

Lead Local Flood Authority (LLFA) Consultation

Since April 2015, the LLFA have assumed the role of being a statutory consultee in the planning process for developments of 10 dwellings or more; or equivalent non-residential and/or mixed development. The LLFAs role is vital to ensure that surface water disposal on new development is adequately assessed so that the local planning authority can satisfy themselves that drainage proposals are satisfactory and to make sure, through the use of planning conditions or planning obligations, that there are clear arrangements in place for future maintenance of sustainable drainage systems (SuDS) over the lifetime of the development. This will also ensure surface water disposal aligns with local planning policies, flood risk strategies and national policies, such as the National Planning Policy Framework (NPPF).

It is strongly recommend that the LLFA are involved in early pre-application discussions when the development of a site is initially being considered. Pre-application discussions will help to ensure that SuDS are appropriately considered ahead of or as part of preliminary development layouts, and that they are fully integrated into the final development layout. Whilst Severn Trent are willing to advise on sewerage availability this does to negate the planning requirement relating to adequacy of SuDS on new development.

SuDS Hierarchy

Severn Trent is fully supportive of the fundamental SuDS principle that priority should be given to managing surface water as close to source as possible. In accordance with national standards and guidance a sequential series of checks should be undertaken to ensure the relevant SuDS features are being proposed whereby (in order of priority) rainwater re-use, infiltration to ground and controlled discharge to a water body are properly considered ahead of any controlled connection to a culverted watercourse/other drainage system or public surface water sewer.

A controlled connection to a public combined/foul sewer would only be considered under rare exceptional circumstances where all other options have been completely exhausted. Acceptance of surface water into a combined sewer is not only unsustainable because of the need to convey/treat rainwater but is also takes away existing capacity which could constraint the connection of foul flows on future development. It is also possible that connection of additional surface water flows will require capacity upgrades to the existing sewerage system which may delay development.

Connection to a Public Sewer

Whilst Severn Trent will be able to provide advice on potential public surface water sewer connection options, it is essential that a developer contacts the LLFA as early as possible to discuss surface water disposal as they will be able to provide guidance on surface water flood risk policy which may influence SuDS requirements. It is strongly recommended that LLFA discussions take place before contacting Severn Trent. Where the outcome of LLFA discussions concludes that a controlled discharge to the public sewerage system is the only viable option then Severn Trent would be pleased to discuss sewer connection options, satisfied that the LLFA have been consulted in line with their surface water management role and in their capacity as statutory consultee.

Evidence must be provided to demonstrate why the sequential SuDS checks have concluded that a connection to the public sewer is required. This must include a Site Investigation Report including percolation test data/graphs/calculations/results together with relevant correspondence with the LLFA.

Design Standards

Surface water disposal design should consider the interactions between the adoptable sewer design criteria based on a 30 year design storm (outlined in 'Sewers For Adoption') and the "Non-statutory technical standards for SuDS" requirement to restrict discharge from a site up to and including the 1 in 100 year critical storm event plus an allowance for climate change as required by the LLFA.

For Greenfield development, the peak runoff rate should never exceed the peak pre-development run-off rates/volumes for the same rainfall event irrespective of the design storm duration consistent with the national non-statutory technical standards. For developments which were previously developed (Brownfield), the peak runoff rate must be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment again for the same rainfall event. This requirement to remove pre-development surface water discharges to the sewerage system will help remove capacity constraints and aid future development.

To establish the pre-development run-off rates a detailed existing drainage survey will be required indicating pipe locations including sizes and levels, impermeable area connectivity to each pipe and topographical information to support existing drainage assumptions. Photographs of the existing buildings and surface features should be provided and where necessary a CCTV sewer survey should be provided to support the drainage survey to demonstrate connectivity.

In line with 'Sewers for Adoption', the drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur on any part of the site for a 1 in 30 year rainfall event. For higher storm return periods the drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur during a 1 in 100 year rainfall event in any part of: a building (including a basement); or in any utility plant susceptible to water (e.g. pumping station, electricity substation, water booster station) within the development.

Small Developments

Whilst developments of fewer than 10 dwellings (or their equivalent) are excluded from the post April 2015 planning requirements the underlying principles regarding sustainable surface water management are still valid. The collective impacts of surface water discharges from smaller developments can have an adverse impact on flood risk, especially in smaller rural catchments where smaller sewerage systems are more susceptible to increases in surface water inflow. On small developments infiltration to ground and peak flow attenuation must be considered to mitigate flood risk in the community but where a sewer connection is envisaged then the developer is recommended to discuss surface water disposal options with Severn Trent as early as possible.

Contact

For further assistance please contact our Network Solutions team via:

network.solutions@severntrent.co.uk