

WONDERFUL ON TAP

SEVERN

TRENT

Persimmon Homes Ltd
Severn Valley
Davidson House
106 Newfoundland Way
Portishead
BS20 7QE
For the attention of Tom Emery

Severn Trent Water Ltd
Regis Road
Wolverhampton
WV6 8RU

Tel: 0345 2667930

www.stwater.co.uk
net.dev.west@severntrent.co.uk
Contact: Dave Hadley

03 April 2020

Your ref:

Our ref: 8404754

Dear Mr Emery,

Proposed Development (900 dwellings and 100 flats), Land at Lower Cam, West of the A4135, Draycott, Dursley GL11 5DH

I refer to your Development Enquiry Request submitted in respect of the above site. Please find enclosed a sewer records extract of the site area (A1 plot), included as part of the Developer Enquiry fee together with the Supplementary Guidance Notes (SGN) referred to below.

Public Sewers in Site – Required Protection

Due to a change in legislation on 1st October 2011, there may also be former private sewers on the site which have transferred to the responsibility of Severn Trent Water Limited, which are not shown on the statutory sewer records, but are located in your client's land. These sewers would 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 sewer records show 150mm foul water sewers in Box Road at the junction of Draycott and also connecting into the Box Road pumping station from the north. These would be the nearest connection points for your chosen connection at the north end of the site. For the south side connection point there looks to be a convenient sewer in Draycott at manhole reference 8201 on the 375mm sewer. However there is concern about the capacity of the local network and pumping station to convey flows from such a large development and we therefore propose to undertake hydraulic modelling at the appropriate time.

In a change to our previous process, we no longer charge developers for the hydraulic modelling service to ascertain the hydraulic impact. We will liaise with you over time with regard to the outcome of our investigations. However, whilst we can provide a brief summary of our findings if you need us to, we will no longer

provide the full external capacity assessment report as we would have done previously. As a result of the assessment, if there is an adverse impact on the sewer network, then this Company will endeavour to promote a scheme to provide the capacity required in the sewer network to cater for your proposed development.

In the meantime, as you progress matters for the site, we ask that you advise us of any changes in terms of Planning Status / Build Programme / Number of dwellings that may arise from this current proposal. I will also contact our Strategic Planning Analyst to get any feedback they have. I am aware that this site is included in the Stroud Draft Local Plan but is not yet adopted so any information to update your development profile on the application form would be useful.

Please be advised that a new connection/s to the sewer would be allowed, subject to a formal S.106 sewer connection approval (see later).

Surface Water Drainage

Under the terms of Section H of the Building Regulations 2010, the disposal of surface water by means of soakaways should be considered as the primary method. In the event that following testing, it is demonstrated that soakaways would not be possible on the site, then 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).

Should the above method prove unsuccessful, the area should be investigated for the use of local watercourses / ditchcourses with restricted Greenfield flows to be agreed with the Lead Local Flood Authority. I can see a main watercourse to the south east side and there may be other possibilities on the site where I can see various ponds.

New Connections

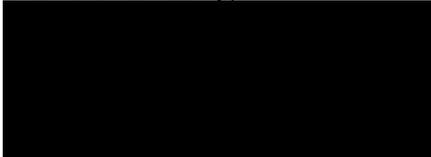
For any new connections (including the re-use of existing connections) to the public sewerage system, you will need to submit a Section 106 application form. For the adoption of sewers you will need to submit a Section 104 application. Our New Connections department handle all such enquiries and applications. To contact them for an application form and associated guidance notes please call 0800 7076600 or download from www.stwater.co.uk.

Please quote 8404754 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.

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Yours sincerely,



Asset Protection (Waste Water) West