ST Classification: OFFICIAL PERSONAL

WONDERFUL ON TAP



St Andrews House, 23 Kingfield's Road, Sheffield, S11 9AS

F.A.O: Jessica Stevenson - Steels

04/04/2024

Dear Sir/Madam,

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

www.stwater.co.uk

Email:

Network.Solutions@SevernTrent.co.uk

Page Barot

Our ref: 1112265

<u>Proposed Development: (60 Bed care home, 50 Houses – 1.54 l/s)</u> Tilstock Road, Tilstock, SY13 3PG, 354257, 338056

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

No public sewers within site boundary.

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 150mm foul sewer, MH SJ54373801 south of the site would be the most suitable connection point for your development. The network can accommodate flows for 50 dwellings and a 60-bed care home. Therefore, a connection is acceptable to the company subject to a S106 submission.

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).

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.

Sewer records show a watercourse that runs east and west of the site. It is advised to pursue a connection to this if feasible, with flow rates to be agreed by the LLFA.

Please note, that under no circumstances will surface water be allowed to discharge into foul network as the foul network does simply not have enough capacity.

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

Page Barot Network Solutions

Developer Services

o: Jessica Stevenson-Steels

Subject: RE: Developer enquiry - 1112265 Tilstock Road

ST Classification: OFFICIAL PERSONAL

Good morning,

Thank you for the information provided.

Foul

Connection to MH1903 is a suitable point The network can accommodate flows for 50 dwellings and 60 bed care home. Therefore, a connection is acceptable to the company subject to a S106 submission.

Surface water

Once all Sud's options have been exhausted including soakaways, connection into the surface water sewer along the Old Mill is a suitable connection point for your development. Therefore, a connection is acceptable to the company subject to a S106 submission. Please note, that a connection at this location may involve the crossing of third-party land in which the appropriate consent must be sought.

Many thanks

Page Barot Network Solutions Leicester Water Centre

Metwork.solutions@severntrent.co.uk

Mobile: 07977678287

WONDERFUL ON TAP



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We have listened to our customers and local communities and Severn Trent have made a pledge to transform and protect the health of our Rivers, for more information please follow the link below: https://www.stwater.co.uk/get-river-positive/our-river-pledges/

To: Network Solutions < Network. Solutions@severntrent.co.uk >

Subject: RE: Developer enquiry - 1112265 Tilstock Road

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

Good morning Page,

Thank you for the pre-development response.

Please see a few points below regarding proposed connection points (noted on plan attached):

Foul water

The closest point for a foul water connection is at manhole 1903 (foul water sewer), south-west of the site. It is therefore proposed that foul water connects at this point

Surface water

There are no watercourses within the vicinity of the site.

The closest point of connection is at manhole 4805 (surface water sewer). It is therefore proposed that surface water will discharge at this point.

The site falls to the south-east, therefore this is the closest point of connection near the site low point to potentially enable a gravity connection.

Please can you confirm that the proposed foul and surface water connections noted above (and attached) will be acceptable in principle.

Kind regards,

Jessica Stevenson-Steels

Environmental Engineer DD: 0114 399 4224 T: 0114 255 4554 www.eastwoodce.com



Eastwood Consulting Engineers is a trading name of Eastwood and Partners (Consulting Engineers) Limited Registered Office: St Andrew's House, 23 Kingfield Road, Sheffield, S11 9AS Company No: 1835021, VAT Registration No: 738 2114 44, Web: www.eastwoodce.com Tel: 0114 255 4554

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To: jessica.stevenson-steels@eastwoodce.com

Subject: Developer enquiry - 1112265 Tilstock Road [Filed 04 Apr 2024 14:30]

ST Classification: UNMARKED

Good afternoon,

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

(reply to network.solutions@severntrent.co.uk)

Page Barot Network Solutions Leicester Water Centre

* Network.solutions@severntrent.co.uk

Mobile: 07977678287

WONDERFUL ON TAP



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To: Jessica Stevenson-Steels

Subject: RE: Developer enquiry - 1112265 Tilstock Road [Filed 02 Sep 2024 15:55]

Follow Up Flag: Follow up Flag Status: Flagged

Categories: Filed by Mail Manager

ST Classification: OFFICIAL PERSONAL

Good afternoon Jessica,

I hope you are well.

I can confirm the below is correct. We can accept flows for 5l/s/h for the whole site and in this site case that equates to 17.61l/s discharging into the surface water sewer MH4805 subject to sustainable option being exhausted and a S106 application.

Many thanks

Page Barot Network Solutions Leicester Water Centre

Mobile: 07977678287

WONDERFUL ON TAP



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Subject: RE: Developer enquiry - 1112265 Tilstock Road

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Good afternoon Page,

Thank you for your email below.

During our call this morning, I clarified that the greenfield runoff rate of 17.61 l/s was calculated for the site redline boundary (4.05 ha), however the site developable area will be smaller than the redline area due to the proposed POS and landscape buffer.

Following our call, I understand that the greenfield runoff rate of 17.61 l/s would still be an acceptable discharge rate to the STW surface water sewer at manhole MH4805, if evidence is provided to discount surface water discharge to watercourse and soakaway.

Please can you provide confirmation of this.

Kind regards,

Jessica Stevenson-Steels

Environmental Engineer DD: 0114 399 4504 T: 0114 255 4554

www.eastwoodce.com



Eastwood Consulting Engineers is a trading name of Eastwood and Partners (Consulting Engineers) Limited Registered Office: St Andrew's House, 23 Kingfield Road, Sheffield, S11 9AS

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Subject: RE: Developer enquiry - 1112265 Tilstock Road [Filed 28 Aug 2024 08:42]

ST Classification: OFFICIAL PERSONAL

Good morning Jessica,

I hope you are well.

As previously mentioned, you will need to provide evidence that soakaways and connection to a watercourse isn't feasible before we can accept connection into a Severn Trent asset.

Once we are satisfied that the above has been proven, we can accept a greenfield rate of 17.61l/s into MH4805 subject to a S106.

Many thanks

Page Barot

Network Solutions

Leicester Water Centre

Metwork.solutions@severntrent.co.uk

Mobile: 07977678287

WONDERFUL ON TAP

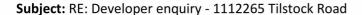


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https://www.stwater.co.uk/get-river-positive/our-river-pledges/



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Good afternoon Page,

Thank you for your email below.

The greenfield runoff rate for this site is 17.61 l/s (see calculation attached).

Please can you confirm whether surface water discharge to the public surface water sewer (manhole 4805) at the greenfield runoff rate is acceptable in principle.

Kind regards,

Jessica Stevenson-Steels

Environmental Engineer DD: 0114 399 4504 T: 0114 255 4554

www.eastwoodce.com



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Subject: RE: Developer enquiry - 1112265 Tilstock Road

ST Classification: OFFICIAL PERSONAL

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Thank you for the information provided.

Foul

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Surface water

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Many thanks

Page Barot

Network Solutions

Leicester Water Centre

Network.solutions@severntrent.co.uk

Mobile: 07977678287

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Subject: RE: Developer enquiry - 1112265 Tilstock Road

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Kind regards,

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Subject: Developer enquiry - 1112265 Tilstock Road [Filed 04 Apr 2024 14:30]

ST Classification: UNMARKED

Good afternoon,

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

(reply to network.solutions@severntrent.co.uk)

Page Barot

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Mobile: 07977678287





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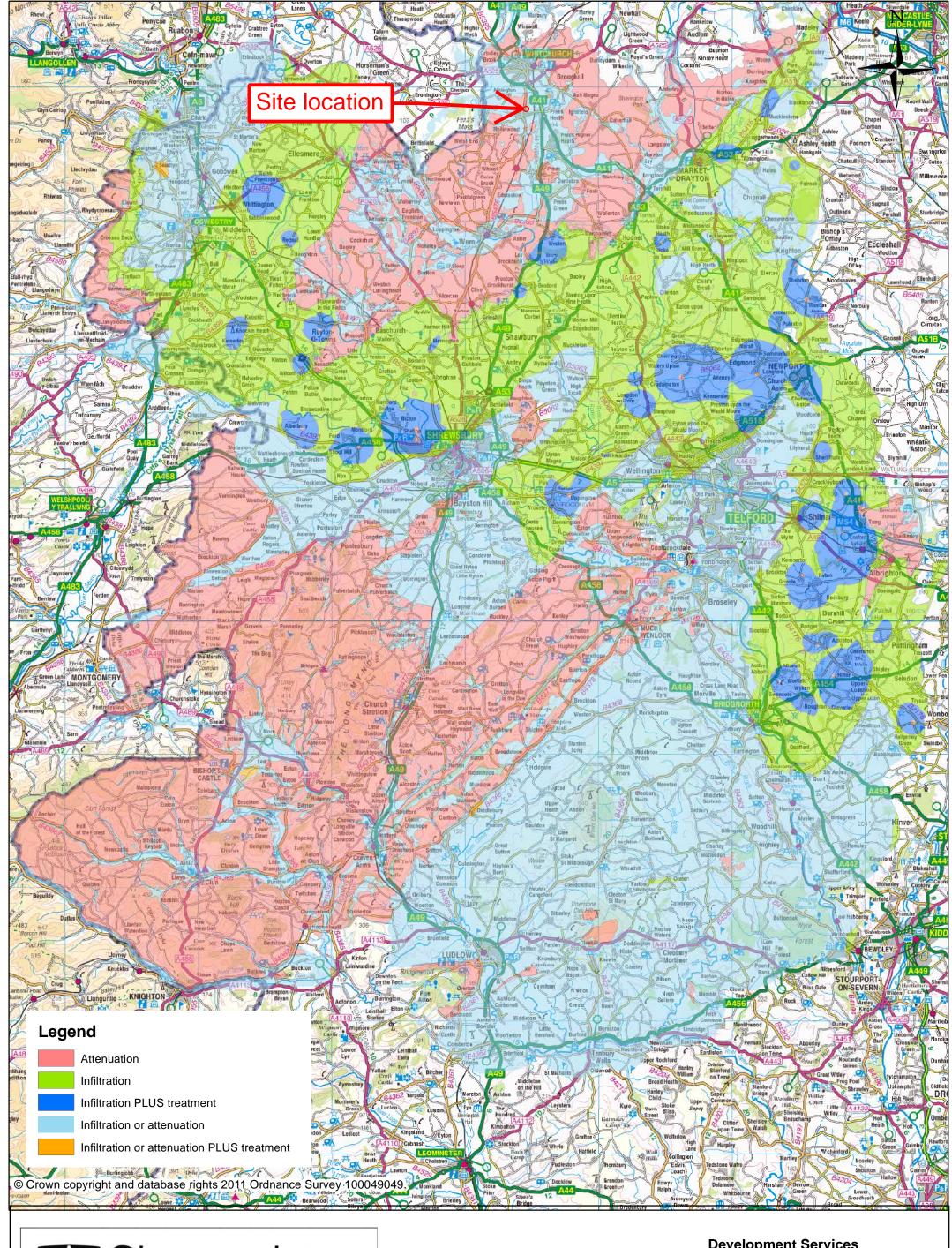
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APPENDIX 5





Development Services

The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Scale: 1:250,000

Subject:

RE: 48888- Tilstock Road, Tilstock - Discharge to watercourse enquiry

Hi Jessica,

We don't have anything else showing on our mapping however, not everything is mapped, and I would recommend a site survey is the only real way to determine what's there.

Kind Regards

Helen Walters Flood and Water Management Team

Subject: 48888- Tilstock Road, Tilstock - Discharge to watercourse enquiry

You don't often get email from jessica.stevenson-steels@eastwoodce.com. Learn why this is important

Good afternoon,

We are preparing a drainage strategy for a site off Tilstock Road, Tilstock. The site is centred on 354257E, 338056N (see location plan attached).

Following an initial review, it does not appear that there are any watercourses near the site that would be suitable to accept surface water discharge.

Please can you advise whether there are any suitable watercourses that are not shown on the plan attached.

Kind regards,

Jessica Stevenson-Steels

Environmental Engineer DD: 0114 399 4224 T: 0114 255 4554 www.eastwoodce.com



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Subject: RE: 48888- Tilstock Road, Tilstock - Surface water discharge [Filed 19 Sep 2024

11:44]

Follow Up Flag: Follow up Flag Status: Completed

Categories: Filed by Mail Manager

Hi Jessica,

I believe you have received PREAPP advice on this site. Is that correct? An FRA would need to be submitted and a surface water design in accordance with Shropshire Council's SuDS Handbook which can be found on our website at:

https://shropshire.gov.uk/drainage-and-flooding/development-responsibility-and-maintenance/sustainabledrainage-systems-handbook/

Without all the information I am not in a position to give any approval I'm afraid. This will be assessed as part of the planning permission.

Kind Regards Helen Walters Senior Land Drainage Officer

Tel: 0345 678 9006

Please note my normal working hours are Monday – Thursday 9.15am to 2.45pm

Subject: RE: 48888- Tilstock Road, Tilstock - Surface water discharge

You don't often get email from jessica.stevenson-steels@eastwoodce.com. Learn why this is important

Good afternoon Helen,

Please can you advise when we should expect to receive a response to the enquiry below.

Kind regards,

Jessica Stevenson-Steels

Environmental Engineer DD: 0114 399 4504 T: 0114 255 4554 www.eastwoodce.com



The Eastwood Team are running to raise money for St Luke's Hospice, 29th Sept 2024. Please show your support by donating via our JustGiving page - <u>Donate</u>.



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Subject: RE: 48888- Tilstock Road, Tilstock - Surface water discharge [Filed 09 Sep 2024 10:01]

Good morning,

Thank you for the response below regarding a drainage strategy for a site off Tilstock Road, centred on coordinates 354257E, 338056N (see location plan attached).

It is proposed that surface water will discharge to the public surface water sewer at MH4805. Severn Trent Water have confirmed that surface water discharge at the greenfield runoff rate (17.61 l/s) for the 4.05 ha site is acceptable, subject to other disposal options being discounted (see email correspondence attached).

Please can you also confirm that surface water discharge to the Severn Trent Water surface water sewer at the greenfield runoff rate of 17.61 l/s is acceptable in principle.

Kind regards,

Jessica Stevenson-Steels

Environmental Engineer DD: 0114 399 4504 T: 0114 255 4554 www.eastwoodce.com



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Subject: RE: 48888- Tilstock Road, Tilstock - Discharge to watercourse enquiry [Filed 02 May 2024 11:03]

Hi Jessica,

We don't have anything else showing on our mapping however, not everything is mapped, and I would recommend a site survey is the only real way to determine what's there.

Kind Regards

Helen Walters Flood and Water Management Team

Subject: 48888- Tilstock Road, Tilstock - Discharge to watercourse enquiry

You don't often get email from jessica.stevenson-steels@eastwoodce.com. Learn why this is important

Good afternoon,

We are preparing a drainage strategy for a site off Tilstock Road, Tilstock. The site is centred on 354257E, 338056N (see location plan attached).

Following an initial review, it does not appear that there are any watercourses near the site that would be suitable to accept surface water discharge.

Please can you advise whether there are any suitable watercourses that are not shown on the plan attached.

Kind regards,

Jessica Stevenson-Steels Environmental Engineer DD: 0114 399 4224 T: 0114 255 4554 www.eastwoodce.com





APPENDIX 6



Calculated by:				
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Hydrological region:			349 ;b;/: <ca< th=""><th></th></ca<>	
Growth curve factor 1 year:			%&' + '&&	
Growth curve factor 30 years:	\$\$		- + &'	
Growth curve factor 100 years:	\$\$		-())	
Growth curve factor 200 years:	7 #7 #			
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Q _{BAR} (I/s):	\$\$			
1 in 1 year (I/s):	\$ #\$\$	#\$		
1 in 30 years (I/s):	##		,	
1 in 100 year (I/s):	7 # 7#			
1 in 200 years (I/s):	77			
&)) '&' +)(& & (D & EF ' > 66 & & & & & & & & & & & & & & & & & &	1&&(&(- & " (-(
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SUDS Type	SUDS Technique	Description	Suitable	Comments
Source Control	Green roof	Vegetated roof that reduces runoff volume and rate	No	Expected planning requirement for traditional pitched roofs to match neighbouring housing.
	Rain garden/ bio retention area	Small depressions in the ground that can act as infiltration points.	Possible	Potential areas of rain gardens to be developed.
	Rainwater harvesting/rainwater butts	Rainwater is stored and re-used	No	Individual water butts can be used for garden watering.
	Permeable paving	Paving which allows inflow of rainwater into underlying construction/soil	Yes	Permeable paving (Type C) is proposed for private drives. The SuDS features proposed are subject to detailed design and confirmation of the groundwater table elevation following ongoing monitoring as part of the Phase 2 Site Investigation.
Infiltration	Soakaway	Pit or trench which stores and disposes of water to the ground	No	Presence of impermeable ground and shallow groundwater. Infiltration testing has been conducted by Eastwood Consulting
	Filter Drain	Trench which conveys and/or disposes of water to the ground.	No	Engineers as part of the Phase 2 Site Investigation (Ref: 48888-ECE-XX-XX-RP-C-006). Four soakaway test pits were undertaken. None of the tests drained, and one of the test pits
Infiltration Basin		Shallow basin which stores and disposes of water to the ground	No	collapsed during monitoring. Infiltration type SuDS such as soakaways will therefore not be viable.
Conveyance	Swale	Shallow vegetated depression which conducts and retains water	Yes	Swales are proposed for conveyance, subject to confirmation of site conditions (eg. topography and ground conditions) and groundwater table elevation.
Detention	Subsurface storage	Traditional underground pipes, tank storage, or modular systems	Yes	Area available on the site for an attenuation tank.



Tilstock Road, Tilstock SuDS Checklist

	Detention Basin	Normally dry but may have small permanent water pools at the inlet and outlet. They can function as POS	Yes	A basin is proposed in the south-eastern portion of the site.
Detention	Pond	Permanent body of water	Yes	A pond feature is proposed in the south-eastern portion of the site.
	Wetland	Permanent body of shallow water or marsh	No	Lack of suitable public open space.

General Information	
Site ID	
Site Location and co-ordinates	
Elements forming the SUDs scheme	Approved drawing reference
Inspection Frequency	Approved specification reference
Type of Development	Specific purpose of any parts of the scheme (eg biodiversity, wildlife and visual aspects)

Inspection Date									
	D. (. II.	V/N	Action	Date Completed	D. (alla	V/NI	Action Required	Date	
	Details	Y/N	Required		Details	Y/N		Completed	
General Inspection Items		1							
Evidence of erosion,									
channelling, ponding									
(where not desirable) or									
other poor hydraulic									
performance									
Evidence of poor water									
quality									

Inspection Date									
	Details	Y/N	Action Required	Date Completed	Details	Y/N	Action Required	Date Completed	
Silt/Sediment Accumulation	on								
Id there any sediment									
accumulation at									
inlets/outlets									
If yes, state the depth in									
mm									
Removal required? State									
waste disposal									
requirements have been									
compiled with									
environmental regulator									
Is surface clogging									
visible									

Inspection Date								
	Details	Y/N	Action Required	Date Completed	Details	Y/N	Action Required	Date Completed
Blockages/Litter Build up		II						
Is there evidence of litter								
build up (if yes, has this								
been removed)								
Is there evidence of								
clogging or blockages (if								
yes, has this been								
removed)								
Vegetation		<u> </u>		1				
Is vegetation in the								
basin/swales satisfactory								
(density, weed growth,								
coverage)								
Does any area need								
weeding, mowing or								
pruning (if yes, has this								
been undertaken)								
Is there evidence of								
invasive species								
becoming established								
(state action required								

	Details	Y/N	Action	Date	Details	Y/N	Action Required	Date
	Dotano		Required	Completed	Dotailo	17.1	7.0	Completed
Infrastructure								
Is the flow control in								
good condition (silt,								
damages, evidence of								
tampering) – if yes,								
please provide details								
Is there evidence of								
unauthorised inflows?								
Is the inflow/outflow								
structures in a suitable								
condition – please								
provide information								
Are there any other								
matters that could affect								
the performance of the								
system – if yes give								
details								

	Details	Y/N	Action Required	Date Completed	Details	Y/N	Action Required	Date Completed
Other Observations				ı		I		<u>I</u>
Information appended								
(photos etc)								
Suitability of current mainte	enance regime					I		<u> </u>
Continue as current								
Increase maintenance								
Decrease maintenance								
Next Inspection				l	l			l .
Proposed date for next								
inspection								
1						l		
Further								
Comments								

