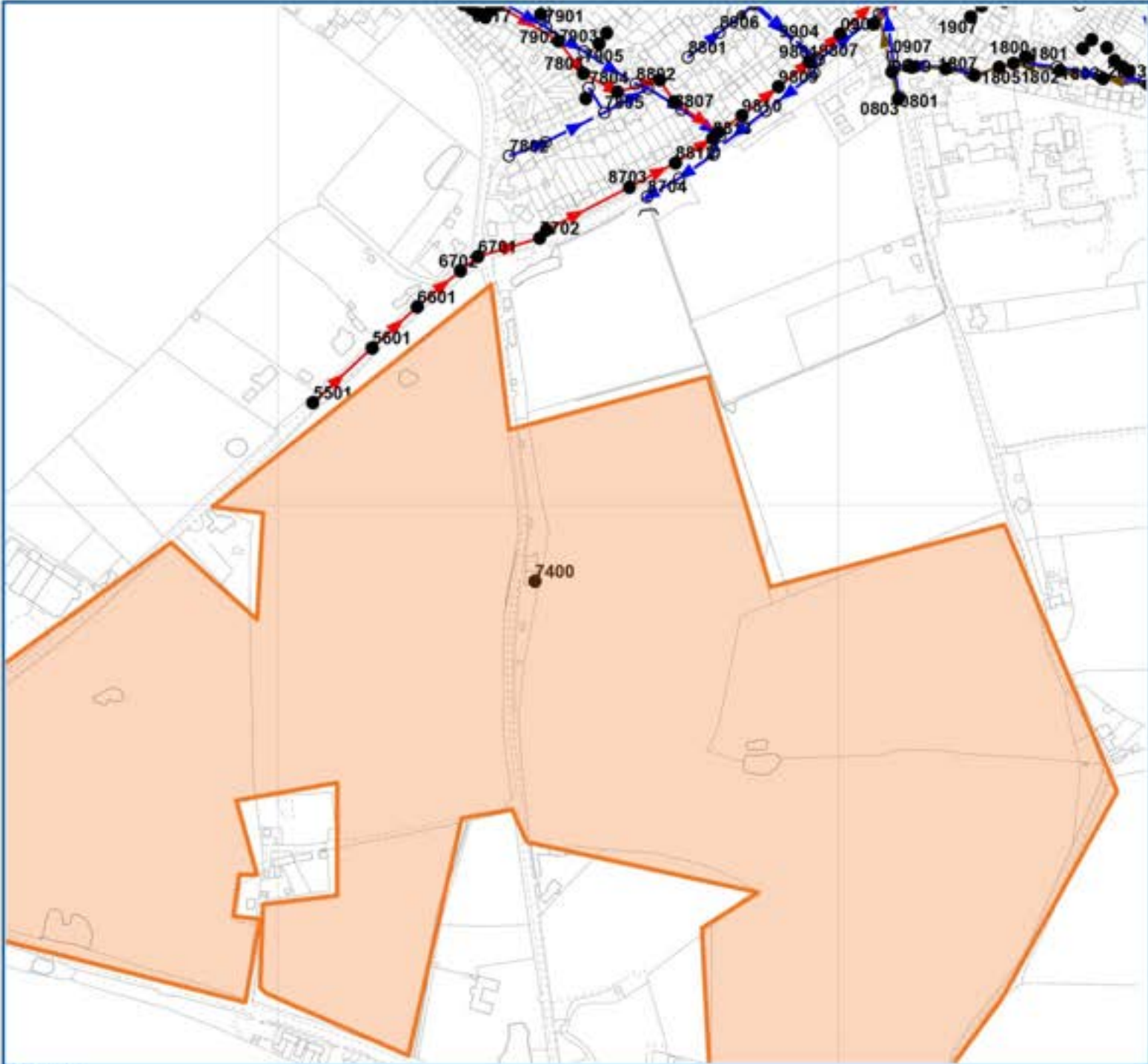
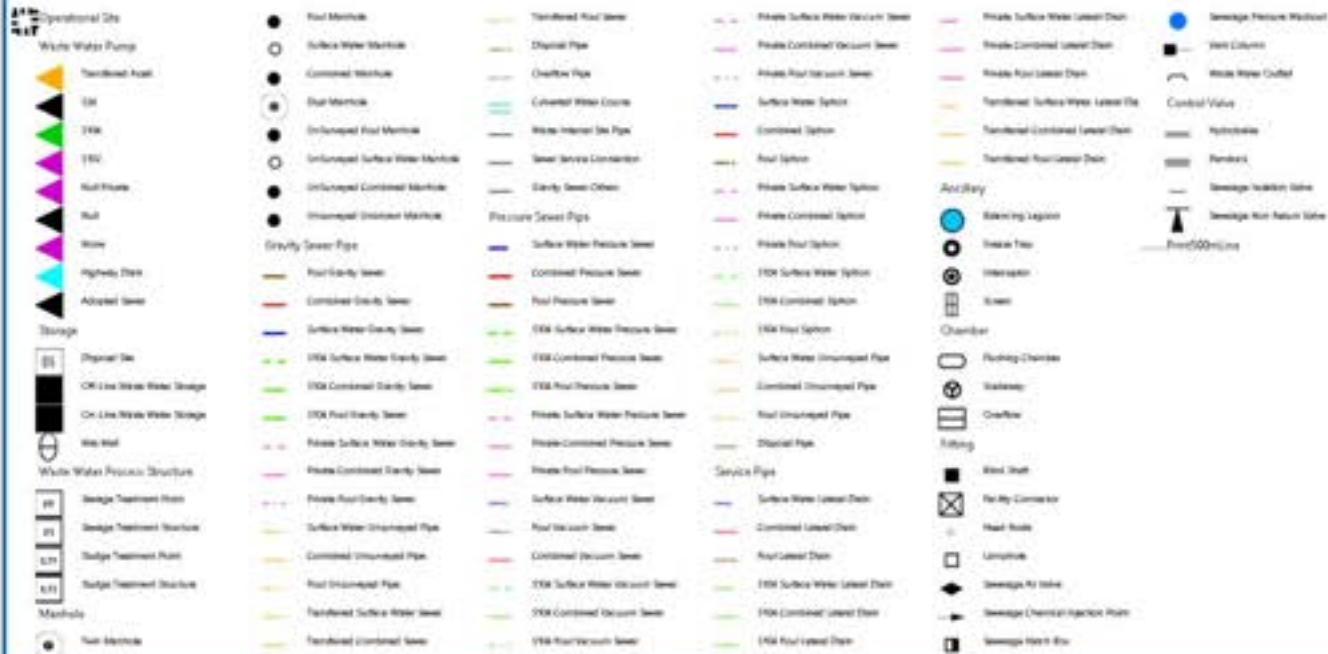




| Reference  | Cover Level | Invert Level Upstream | Invert Level Downstream | Purpose | Material | Pipe Shape | Max Size | Min Size | Gradient | Year Laid           |
|------------|-------------|-----------------------|-------------------------|---------|----------|------------|----------|----------|----------|---------------------|
| SJ80039903 | 95.3939     | 93.544                | 93.484                  | S       | VC       | C          | 225      | <UNK>    | 224.17   | 31/12/1899 00:00:00 |
| SJ80039906 | <UNK>       | <UNK>                 | <UNK>                   | F       | VC       | C          | 225      | <UNK>    | 0        | 19/11/2010 00:00:00 |
| SJ81030805 | 95.1669     | 93.477                | 93.31                   | S       | U        | C          | 225      | <UNK>    | 75.94    | 31/12/1899 00:00:00 |
| SJ81030807 | 95.72       | 93.37                 | 92.94                   | F       | U        | C          | 150      | <UNK>    | 71.56    | 31/12/1899 00:00:00 |
| SJ80035601 | 95.397      | 94.107                | 93.771                  | C       | VC       | C          | 150      | <UNK>    | 164.41   | 31/12/1899 00:00:00 |
| SJ81031806 | 96.0439     | 93.594                | 93.42                   | F       | U        | C          | 150      | <UNK>    | 152.7    | 31/12/1899 00:00:00 |
| SJ80037701 | 93.926      | 92.816                | 92.22                   | C       | VC       | C          | 225      | <UNK>    | 138.65   | 31/12/1899 00:00:00 |
| SJ81031802 | 97.039      | 94.879                | 94.735                  | S       | U        | C          | 225      | <UNK>    | 270.97   | 31/12/1899 00:00:00 |
| SJ80036911 | 97.6009     | 96.451                | 96.403                  | C       | VC       | C          | 150      | <UNK>    | 100      | 31/12/1899 00:00:00 |
| SJ80038804 | 94.799      | 92.899                | 92.749                  | S       | CO       | C          | 450      | <UNK>    | 233.27   | 31/12/1899 00:00:00 |
| SJ81031906 | 95.527      | 94.077                | 93.737                  | F       | VC       | C          | 150      | <UNK>    | 115.76   | 31/12/1899 00:00:00 |
| SJ81031804 | 96.581      | 94.281                | 94.075                  | F       | U        | C          | 150      | <UNK>    | 63.45    | 31/12/1899 00:00:00 |
| SJ80038906 | 95.2539     | 93.634                | 93.544                  | S       | VC       | C          | 225      | <UNK>    | 269      | 31/12/1899 00:00:00 |
| SJ81030808 | 95.2399     | 92.91                 | 92.75                   | F       | U        | C          | 150      | <UNK>    | 113.13   | 31/12/1899 00:00:00 |
| SJ81030907 | 94.676      | 93.186                | <UNK>                   | S       | VC       | C          | 225      | <UNK>    | 0        | 31/12/1899 00:00:00 |
| SJ81030906 | 94.86       | 91.56                 | 91.454                  | C       | VC       | C          | 225      | <UNK>    | 398.55   | 31/12/1899 00:00:00 |
| SJ81031807 | 95.998      | 94.328                | <UNK>                   | S       | U        | C          | 225      | <UNK>    | 0.21     | 31/12/1899 00:00:00 |
| SJ80036917 | 97.8519     | 96.742                | 96.461                  | C       | VC       | C          | 150      | <UNK>    | 33.68    | 31/12/1899 00:00:00 |
| SJ80038802 | 94.7669     | 92.977                | 92.899                  | S       | CO       | C          | 450      | <UNK>    | 156.63   | 31/12/1899 00:00:00 |
| SJ80038704 | 93.7259     | 92.326                | 92.252                  | S       | CO       | C          | 525      | <UNK>    | 57.14    | 31/12/1899 00:00:00 |
| SJ81030801 | 94.4479     | 93.278                | <UNK>                   | S       | VC       | C          | 225      | <UNK>    | 0.29     | 31/12/1899 00:00:00 |
| SJ80039810 | 94.013      | 91.893                | 91.804                  | C       | VC       | C          | 225      | <UNK>    | 466.78   | 31/12/1899 00:00:00 |
| SJ80037702 | 93.567      | 92.857                | 92.826                  | C       | VC       | C          | 150      | <UNK>    | 333.33   | 31/12/1899 00:00:00 |
| SJ80039801 | 94.4619     | 91.712                | 91.59                   | C       | VC       | C          | 225      | <UNK>    | 318.42   | 31/12/1899 00:00:00 |
| SJ81031803 | 97.083      | 94.763                | 94.381                  | F       | U        | C          | 150      | <UNK>    | 109.58   | 31/12/1899 00:00:00 |
| SJ81031800 | <UNK>       | <UNK>                 | <UNK>                   | F       | P        | C          | 150      | <UNK>    | <UNK>    | 25/04/2018 00:00:00 |
| SJ80039905 | 95.3539     | 93.354                | 92.907                  | S       | CO       | C          | 450      | <UNK>    | 165.18   | 31/12/1899 00:00:00 |
| SJ80037805 | 94.8629     | 93.133                | 92.989                  | S       | VC       | C          | 225      | <UNK>    | 316.36   | 31/12/1899 00:00:00 |
| SJ81031907 | 95.748      | 94.328                | 94.137                  | F       | VC       | C          | 150      | <UNK>    | 74.42    | 31/12/1899 00:00:00 |

LEGEND



MATERIALS

|     |                                |
|-----|--------------------------------|
| AC  | - NONE                         |
| BR  | - ASBESTOS CEMENT              |
| CC  | - BRICK                        |
| CC  | - CONCRETE BOX CULVERT         |
| CI  | - CAST IRON                    |
| CO  | - CONCRETE                     |
| CSB | - CONCRETE SEGMENTS (BOLTED)   |
| CSU | - CONCRETE SEGMENTS (UNBOLTED) |
| DI  | - DUCTILE IRON                 |
| GRP | - GLASS REINFORCED PLASTIC     |
| MAC | - MASONRY IN REGULAR COURSES   |
| MAR | - MASONRY RANDOMLY COURSED     |
| PE  | - POLYETHYLENE                 |
| PF  | - PITCH                        |
| PP  | - POLYPROPYLENE                |
| PSC | - PLASTIC STEEL COMPOSITE      |
| PVC | - POLYVINYL CHLORIDE           |
| RPM | - REINFORCED PLASTIC MATRIX    |
| SI  | - SPUN (GREY) IRON             |
| ST  | - STEEL                        |
| U   | - UNKNOWN                      |
| VC  | - VITRIFIED CLAY               |
| XXX | - OTHER                        |

CATEGORIES

|      |                 |
|------|-----------------|
| W    | - WEIR          |
| C    | - CASCADE       |
| DB   | - DAMBOARD      |
| SE   | - SIDE ENTRY    |
| IV   | - FLAP VALVE    |
| BD   | - BACK DROP     |
| S    | - SIPHON        |
| D    | - HIGHWAY DRAIN |
| S104 | - SECTION 104   |

SHAPE

|   |               |
|---|---------------|
| C | - CIRCULAR    |
| E | - EGG SHAPED  |
| O | - OTHER       |
| R | - RECTANGLE   |
| S | - SQUARE      |
| T | - TRAPEZOIDAL |
| U | - UNKNOWN     |

PURPOSE

|   |                  |
|---|------------------|
| C | - COMBINED       |
| E | - FINAL EFFLUENT |
| F | - FOUL           |
| L | - SLUDGE         |
| S | - SURFACE WATER  |



Severn Trent Water Limited  
Asset Data Management  
PO Box 5344  
Coventry  
CV3 9FT  
Telephone: 0345 601 6616

SEWER RECORD (Tabular)

O/S Map Scale: 1:5,000  
Date of Issue: 05-03-24  
This map is centred upon:  
X: 380765.63 Y: 303473.36

- Disclaimer Statement:**
- Do not scale off this Map.
  - 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 is given 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.
  - 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 2010, 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.
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# WONDERFUL ON TAP



5<sup>th</sup> March 2024

Jessica Stevenson-Steels  
St Andrews House  
23 Kingfield Road  
Sheffield  
S11 9AS

**Severn Trent Water Ltd**  
Oxley Moor Road  
Wolverhampton  
WV9 5HN

[www.stwater.co.uk](http://www.stwater.co.uk)

Email:  
[Network.Solutions@SevernTrent.co.uk](mailto:Network.Solutions@SevernTrent.co.uk)

Dear Jessica

Our ref: 1109468

## **Proposed Development: Holyhead Rd Albrighton**

I refer to your 'Development Enquiry Request' of 2000 houses and school and commercial sites 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**

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 network to receive flows is in Cross Rd to the north-Working on an estimated 30 properties per ha, and a development area of approx. 20ha we estimate there to be approx. 600 houses within the development, Estimated flows for the whole site we estimate to be approx. 10l/s( this can be amended when numbers are confirmed)

Due to surcharge levels within the sewer, historic flooding to the wider catchment area and capacity issues within the receiving treatment works, flows for the overall site but due to surcharge levels and the expected additional flows into the network downstream then additional investigation/modelling will be required.

Due to the performance of the downstream network, modelling will be required to better understand the impact of the additional properties on the public network.

In a change to our previous process, we no longer charge developers for the hydraulic modelling service. We will liaise with you over time with regards to the outcome of our investigations and any impact that may have on the planning status, occupation, or phasing of the site. However, while 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.

From the application you have submitted, I am assuming that the development has not been granted planning approval. In the meantime, the site will be added to our modelling tracker and reviewed regularly until the site can be progressed for sewer modelling. I would therefore be grateful if you would forward as soon as possible the following details:

- Confirmation whether a pumped solution is required (please provide pump rate and frequency, if available)
- Anticipated flow rate from the site including property numbers
- Proposed planned start and completion date
- Any phasing details of the proposed development
- Confirm how many properties will discharge into each of the connections to the public sewer.
- Planned occupation date

### **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, including highway drainage etc. 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.

## **New 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 707 6600 or download from [www.stwater.co.uk](http://www.stwater.co.uk). We would suggest when numbers and plans progress that pre-design application is submitted( free of charge) to [Joel.Haden@severntrent.co.uk](mailto:Joel.Haden@severntrent.co.uk), who will advise on best designs, due to the new infrastructure required.

Please quote the reference 1109468 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,

Michael Taylor  
Network Solutions  
Developer Services