

Halls Holdings Ltd  
Bowmen Way  
Battlefield  
Shrewsbury  
Shropshire  
SY4 3DR

Ftuo Mr. S A Jones

1<sup>st</sup> May 2015

Dear Sirs,

**Proposed Development at Land at Fairbank, Leigh Road/Horsebridge Road, Minsterley, Shrewsbury, Shropshire**

I refer to your Development Enquiry Request together with your covering letter dated 14<sup>th</sup> April 2015 in respect of the above site involving 15 new dwellings.

Please find enclosed the sewer records that are included in the fee together with the Supplementary Guidance Notes (SGN) referred to below.

**Possible Public Sewers in Site – Required Protection**

Due to a change in legislation on 1 October 2011, there could be former private sewers 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 have protective strips that we will not allow to be built over. The sewers could be identified whilst the land is being surveyed. Should you subsequently locate such sewers, please contact us for further guidance.

**Protected Strips**

A copy of the sewer records is enclosed for your information. Unless sewers are to be located within publicly maintainable highway, they must be provided with protected strips, having no structures within the strip, centred on each sewer as follows:

5m dia<300mm)

10m (300≤dia<1000mm) and

15m (dia>1000mm unless advised/agreed otherwise).

**Severn Trent Water Ltd**  
Regis Road  
Wolverhampton  
WV6 8RU

Tel: 01902 793871  
Fax: 01902 793971

www.stwater.co.uk  
net.dev.west@severntrent.co.uk

Contact: Jim Wincott

Your ref:  
Our ref: SAP 8179836

The Sewer Records supplied indicate that 'Protected Strips' will be required for the 150mm dia Foul Water Sewer (FWS) and 225mm dia Storm Water Sewer (SWS) adjacent to the northern boundary of the site. The position of these sewers needs to be established by the Developer to ensure the required Sewer Easement widths are provided.

Where dual sewers are encountered Sewer Easement strips may very well overlap.

## **FOUL WATER DRAINAGE DISCHARGES**

### **Public Foul Water Sewer (FWS) or Combined Water Sewer (CWS) Discharges**

Foul water can be discharged to the 150mm dia public Foul Water Sewers (FWS) in Horsebridge Road and on the northern boundary of the site.

## **SURFACE WATER DRAINAGE DISCHARGES**

The Water Companies requirement in respect of surface water drainage is contained in the Supplementary Guidance Notes (SGN) enclosed.

### **Soakaway Discharges**

As you may know Soakaways are the preferred method of surface water disposal, but if these are inappropriate site investigation evidence is required to be furnished.

### **Public Storm Water Sewer (SWS) or Combined Water Sewer (CWS) Discharges**

Should a connection to the public storm sewer be absolutely necessary then the preferable point of connection would be the 225mm dia storm sewer on the northern boundary of the site, but the discharge rate would be limited to 5 litres/second/hectare.

### **S98 Sewer Requisitions**

If the discharge point is offsite a Sewer Requisition may be required for the Water Company to provide the connection, if agreement cannot be reached with the land owner(s), providing in the case of a watercourse discharge, agreement can be reached with the watercourse owner to discharge.

### **S104 Sewer Adoption Applications**

Applications to have the development sewers adopted by the Water Company under S104 of the 1991 Water Industry Act

should be made separately from any S106 sewer connection application.

An application form and associated guidance notes can be viewed/download from [www.stwater.co.uk](http://www.stwater.co.uk).

### **S106 Sewer Connections**

For any new connections (including the re-use of existing connections – indirect ) to the public sewerage system, you will need to submit a Section 106 application form. 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 7076600 or download from [www.stwater.co.uk](http://www.stwater.co.uk).

### **Reference**

Please quote SAP 8179836 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 faithfully,

Jim Wincott  
Asset Protection - Waste Water West – Wholesale Operations