

Jessica Cheadle

From: Planning.APEast <Planning.APEast@severntrent.co.uk>
Sent: 10 November 2021 11:23
To: SDDC Planning Applications
Subject: DMPA/2021/0933 - Hall Farm, Twyford Road, Twyford, Derby, DE73 7HJ
CRM:0038554

For the attention of Thomas Beardsmore

Our Ref: P-211019-33631

Good Morning,

Re: Application No. DMPA/2021/0933

Site Address : Hall Farm, Twyford Road, Twyford, Derby, DE73 7HJ

With reference to the above planning application the Company's observations regarding sewerage are as follows.

Condition

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse is available as an alternative other sustainable methods should also be explored. If these are found unsuitable, satisfactory evidence will need to be submitted, before a discharge to the public sewerage system is considered.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

Suggested Informative

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

Should you require any further information please contact us on email below.

Kind regards,

Asset Protection Team

**Asset Protection
Asset Strategy and Planning
Chief Engineer
Severn Trent Water Ltd**

Email: planning.apeast@severntrent.co.uk

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