

20 April 2018

Our ref: Hanley Parish Council 1

Dear Sir/Madam

## Hanley Castle Neighbourhood Plan - Regulation 16 Consultation

Thank you for the opportunity to comment on your consultation. We have provided specific comments on the attached document. Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

For your information we have set out some general guidelines that may be useful to you.

### Position Statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.

### Sewage Strategy

Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.

### Surface Water and Sewer Flooding

We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.

We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.

To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

### **Water Quality**

Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.

### **Water Supply**

When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts.

We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.

### **Water Efficiency**

Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.

We recommend that in all cases you consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres or less.
- Water butts for external use in properties with gardens.

To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website

<https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.

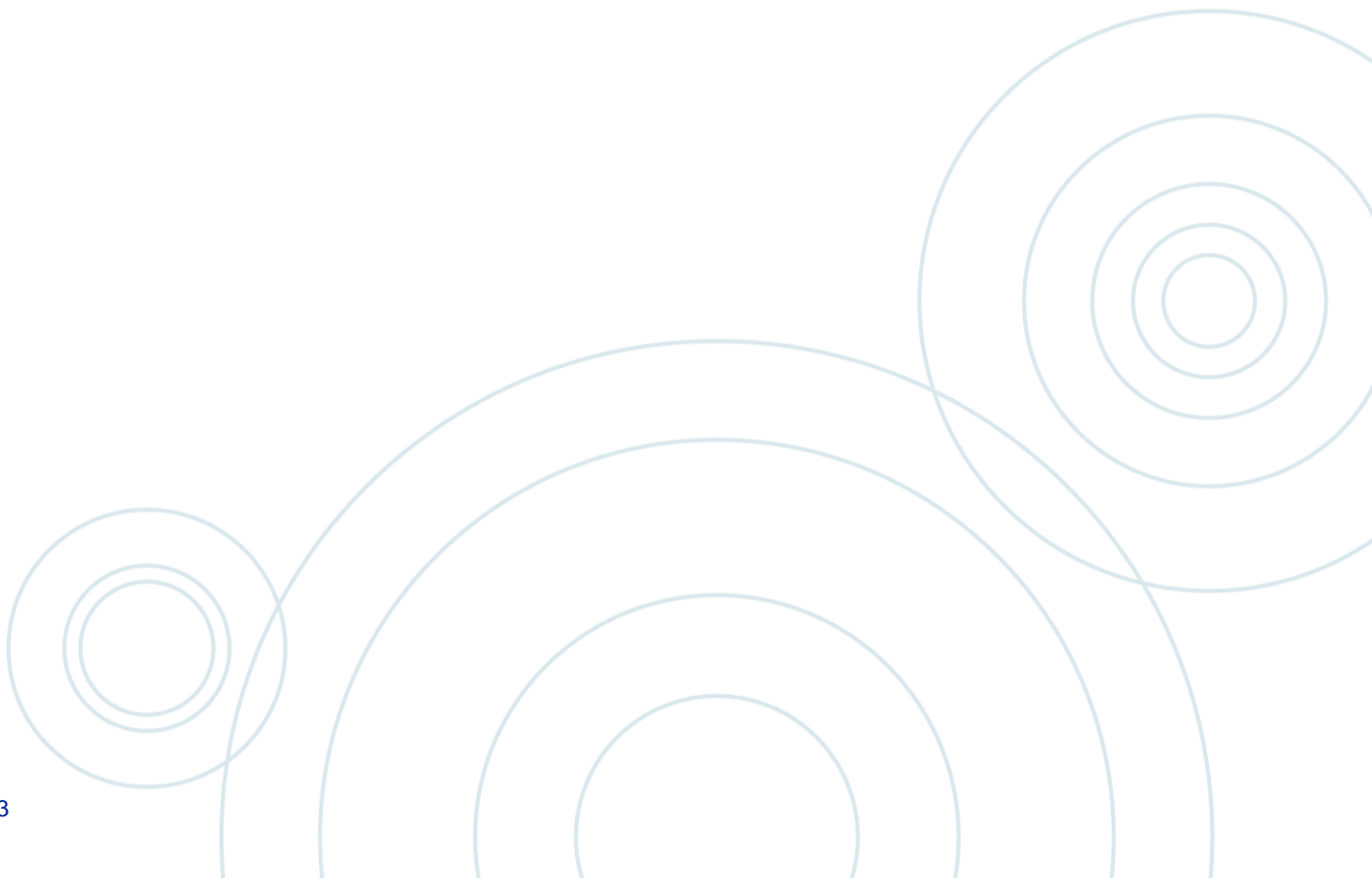
We hope this information has been useful to you and we look forward in hearing from you in the near future.

Yours sincerely

Rebecca McLean

Lead Catchment Planner

[Redacted signature]



## Hanley Parish Council Sewerage Capacity

### Potential impact of proposed developments on sewerage infrastructure assets

Date 05/04/2018

**NOTE:** The purpose of these desktop based assessments are to indicate where proposed development **MAY** have a detrimental impact on the performance of the existing public sewerage network taking into account the size of the development proposals.

For most new development provided the surface water is managed sustainably through use of a SuDS the additional foul only flows will have a negligible impact on existing sewer performance but where there are pre-existing capacity constraints additional capacity improvements may be required.

Where subsequent detailed modelling indicates capacity improvements are required such work will be phased to align with development occupancy with capacity improvement works will be funded by Severn Trent Water. However, whilst Severn Trent have a duty to provide additional capacity to accommodate planned development, we also have a requirement to manage our assets efficiently to minimise our customers' bills. Consequently to avoid potential inefficient investment we generally do not provide additional capacity until there is certainty that the development is due to commence. Where development proposals are likely to require additional capacity upgrades to accommodate new development flows it is highly recommended that potential developers contact Severn Trent as early as possible to confirm flow rates and intended connection points. This will ensure provision of additional capacity can be planned into our investment programme to ensure development is not delayed.

**Note:** These are desktop assessments using readily available information and have not been subjected to detailed hydraulic modelling

Site Ref	Site Name	Size	Units	Sewage Treatment Works Catchment	Sewerage Comment			Potential impact on sewerage infrastructure
					Known network constraints	Assumed connectivity	Surface water disposal	

#### Hanley Church

NHHS03	Adjacent to Champan's Orhard	0.67	16	Quay Lane STW	There are known hydraulic sewer flooding issues downstream of this development. Modelling will be required to assess and determine any capacity improvements.	The site is east of Champan's Orchard where gravity connection to foul and Surface Water sewers have been built to accommodate this development. The gravity sewer flows to Gilberts End TPS which pumps directly to the Sewage Treatment Works.	Every effort should be made to manage surface water onsite by implementing SuDS. The provided SW connection should only be used if SuDS use is not possible and flows from the site should be restricted to the equivalent to green field runoff.	Medium
MHHS08	Welland Road/ Picken End Corner	0.48	10	Quay Lane STW	There are known hydraulic sewer flooding issues downstream of this development. Modelling will be required to assess and determine any capacity improvements.	The site is to south of the village by the junction of Welland Road and Picken End. Gravity connections to combined sewers in Welland Road or Picken End should be possible. The gravity sewer flows to Gilberts End TPS which pumps directly to the Sewage Treatment Works.	Surface water should be managed onsite by implementing SuDS	Medium
MHHS01	Land Between Hillview Close & St Gabriel's Church	0.35	9	Quay Lane STW	There are known hydraulic sewer flooding issues downstream of this development. Modelling will be required to assess and determine any capacity improvements.	The site is in the north western corner of the village beside the B4209. A gravity connection to the sewer in the B4209 should be possible. The gravity sewer flows to Gilberts End TPS which pumps directly to the Sewage Treatment Works.	Surface water should be managed onsite by implementing SuDS	Medium
	Albion Lodge Care Home, Robert's End, Hanley Swan	1.32		Quay Lane STW	There are known hydraulic sewer flooding issues downstream of this development. Modelling will be required to assess and determine any capacity improvements.	The site is in the north eastern corner of the village beside the B4209. A gravity connection to the sewer in the B4209 should be possible. The gravity sewer flows to Gilberts End TPS which pumps directly to the Sewage Treatment Works.	Surface water should be managed onsite by implementing SuDS	Medium