

Rachel Tibbetts

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**From:** Planning  
**Sent:** 24 January 2022 10:22  
**To:** DC Support  
**Subject:** FW: 21/04166/F - The Pheasant Pluckers Inn Burdrop OX15 5RQ CRM:0038838

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**From:** Planning.APEast <Planning.APEast@severntrent.co.uk>  
**Sent:** 24 January 2022 09:34  
**To:** Planning <Planning@Cherwell-DC.gov.uk>  
**Subject:** 21/04166/F - The Pheasant Pluckers Inn Burdrop OX15 5RQ CRM:0038838

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For the attention of Wayne Campbell

Our Ref: P-220118-34657

Good Morning,

**Re Application: 21/04166/F**  
**Re Site: The Pheasant Pluckers Inn Burdrop OX15 5RQ**

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

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.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website ([www.stwater.co.uk](http://www.stwater.co.uk)) or by contacting our Developer Services Team (Tel: 0800 707 6600).

**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 Waste Water East**  
**Asset Strategy and Planning**  
**Severn Trent Water Ltd**

Email: [planning.apeast@severntrent.co.uk](mailto:planning.apeast@severntrent.co.uk)

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