**From:** Planning.APEast [mailto:Planning.APEast@severntrent.co.uk]
**Sent:** 15 February 2019 14:58
**To:** Bob Neville
**Subject:** RE: 18/01894/OUT - Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

Good Afternoon Bob

We are not objecting to the planning proposals due to the lack of information at this stage of the process and yes this can be dealt with by way of conditions applied when determining the application.

Any potential capital improvements that are require will not require any contributions from the applicant as that is done at Severn Trent’s cost.

Kind regards

***Sylene Finnikin***

***Planning Technician***

***Asset Protection Waste Water East Midlands***

**Wholesale Operations**

**Severn Trent Water Ltd**

**Tel: 024 7771 6843**

**Email:** **net.dev.east@severntrent.co.uk**

**From:** Bob Neville [mailto:Bob.Neville@cherwellandsouthnorthants.gov.uk]
**Sent:** 12 February 2019 14:23
**To:** Planning.APEast <Planning.APEast@severntrent.co.uk>
**Subject:** RE: 18/01894/OUT - Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

Dear Sirs

Further to your consultation response below, please could you clarify Severn Trent Water’s stance on the current outline application.

Whilst it is stated that further information (a sewer modelling assessment) is required, it is unclear as to whether you are objecting to the proposals on the grounds of this lack of information at this stage, and is a matter that needs to be addressed prior to the determination of the outline application, or whether such a matter could be dealt with by way of condition or at any subsequent detailed planning application stage.

Also you comment on the potential need for capital improvements being required. Would such improvements trigger a requirement for contributions from the applicant? As we would need to factor this into any associated legal agreement, should the Council be minded to approve the application.

Clearly we will need to go back to the applicants to address this matter before progressing further with the application. Therefore, if you could respond to the above by return or call me direct to discuss, it would be greatly appreciated.

Regards

**Bob Neville** MSc

**Senior Planning Officer**

**General Developments Planning Team**

Cherwell District Council & South Northamptonshire Council

Direct Dial 01295 221875 Ext. 1875

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**From:** Planning.APEast [mailto:Planning.APEast@severntrent.co.uk]
**Sent:** 07 February 2019 07:59
**To:** Planning
**Subject:** 18/01894/OUT - Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

For the attention of Bob Neville

Our Ref: 2019011819929

Dear Sirs,

**Re: Application No. 18/01894/OUT**
**Site Address : Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris**

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

Foul is proposed to discharge into the public combined water sewer. As a pumped solution is being proposed for foul for this site a sewer modelling assessment will be required, this is to determine what impact the generated flows from this site will have on the network and to determine the maximum pump rate that could be accommodated within the existing network without worsening the existing sewer performance in rainfall events. Severn Trent may need to undertake a more comprehensive study of the catchment to determine if capital improvements are required. If Severn Trent needs to undertake capital improvements, a reasonable amount of time will need to be determined to allow these works to be completed before any additional flows are connected.

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).

Surface water is proposed to discharge into soakaways, which we have no comment.

**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 the telephone number or email below.

Yours Faithfully,

**Asset Protection Waste Water East**
**Wholesale Operations**
**Severn Trent Water Ltd**

**Tel: 024 7771 6843
(reply to email:** Planning.APEast@severntrent.co.uk**)**

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2 St John's Street, Coventry, CV1 2LZ

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