

24 July 2018

Our ref: Market Drayton 2

Dear Sir/Madam

## Market Drayton Neighbourhood Development Plan

Thank you for giving Severn Trent Water the opportunity to comment on your consultation. The results of our high level sewer capacity assessment highlights some possible risks of the proposed development on the sewerage and surface water network. A summary of these risks is listed below. Please refer to the attached spreadsheet for more detail.

### Medium risk sites

- **Land off Rush Lane (West) MD030 (part) & Land off Rush Lane (East) MD030 (part)**
  - Sewerage impacts - Depending on the discharge location, flows from the site could impact on existing sewer flood risk at the junction of Longslow Rd and Alexandra Rd. Discharge from the site is also likely to impact on the limited capacity down Alexandra Road. It is therefore likely that capacity improvements will be required
  - Surface water impacts – surface water is expected to be controlled on site and discharges limited to green field run off.
  
- **Land at Greenfields MDNDP5, Land between Croft Way and Greenfields Lane MD010 and MD028 & Sych Farm (Phase 2) ELR023/ELR024**
  - Sewerage impacts - Due to the size of the developments in relation to the existing sewerage system it is likely that capacity improvements will be required to ensure additional flows from these developments do not adversely affect sewer flood risk at Kilnbank Road.
  - Surface water impacts – surface water is expected to be controlled on site and discharges limited to green field run off.
  
- **Land off Maer Lane MDNDP4**
  - Sewerage impacts - Due to the size of the developments in relation to the existing sewerage system it is likely that capacity improvements will be required to ensure additional flows from these developments do not adversely affect sewer flood risk at Kilnbank Road.
  - Surface water impacts - Surface water is expected to be controlled on site and discharges limited to green field run off. It should be noted that part of this development site falls within Flood Risk Zone 2 and 3 and this could therefore have an impact on the ability to discharge.

## High risk sites

- **Proposed Marina and Associated Tourism, Leisure and Related Development MDNDP1 /2**
  - Sewerage impacts - Due to the size of the development in relation to the existing sewerage system it is likely that capacity improvements will be required to ensure additional flows from this development do not adversely affect sewer flood risk at Kilnbank Road, exceed the capacity of Hinchley Mill Sewerage Pumping Station, deteriorate performance of combined sewer overflows or the capacity of the treatment works.
  - Surface water impacts - Surface water is expected to be controlled on site and discharges limited to green field run off. No known flooding issues associated with the River Teme in the area.

In addition to the specific comments above, we have set out some general guidelines that we hope you will take into consideration.

## 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

**Elaine Ring**

Strategic Catchment Planner