WONDERFUL ON TAP

SEVERN TRENT

25 September 2024

Dear Sir/Madam,

Wolverhampton Wastewater Treatment Works Assessment

Thank you for the opportunity to contribute to the production of the Local Plan. As requested in your correspondence by email on July 30th 2024, an assessment of the wastewater treatment works serving the City of Wolverhampton Council area has been completed and this has been provided below.

Key	Estimated Spare Capacity (RAG)	Watercourse constraints
Not Measured	Non Mcerted - Scale of WwTW is below that requireing flow monitoring.	Non-Numeric - Permit does not require measurement of specific contaminant levels
Low	Not expected to be an issue	No land or other constraints preventing expansion
Medium	Marginal concern subject to size of development	Some constraints that could limit provision of additional capacity
High	Probable issue	Limited scope to provide additional capacity
Very High	Issue Currently being investigated	No scope to provide additional capacity

Sewerage Treatment Works Name	Estimated Spare Capacity (RAG)	Watercourse Constraints	Comments	Housing Allocations	Housing Allocations (New)	Employment Allocations	Gypsy Allocations
BARNHURST (STW)	Low	Very High		[H21, Former Stowheath Centres, Stowheath Lane] [H2, Former G & P Batteries Site, Grove Street, Heath Town] [H3, East of Qualcast Road] [H4, West of Qualcast Road] [H11, Delta Trading Estate, Bilston Road] [H8, Dobbs Street, Blakenhall] [H5, West of Colliery Road] [H9, Dudley Road / Bell Place, Blakenhall]	[H23, Former Gym, Craddock Street] [H22, Former Probert Court / Health Centre, Probert Road] [H1, Bluebird Industrial Estate and site to rear, Park Lane] [H6, Heath Town Estate Masterplan - HT3 Chervil Rise] [H7, New Park Village Housing Renewal (Ellerton Walk)] [H24d, Tarrans Housing Renewal (Lincoln Green)]	[690 (WOL30), Shaw Road] [684 / WOL 1, Rear of IMI Marstons, Wobaston Road] [726 / WOL 7, Stratosphere Site, Wolverhampton Science Park] [727 / WOL 8, Mammoth Drive, Wolverhampton Science Park] [681 / WOL 36, Cross Street North / Crown Street] [WOL18a (EDO4) / WOL 17, Hickman Avenue] [WOL30, Former Strykers, Bushbury Lane] [WOL42, Chillington Fields] [WOL39, Powerhouse, Commercial Road]	[36510, Former Bushbury Reservoir, Showell Road] [Wolverhampton Council Showell Road Site] [189 Wolverhampton Road, Heath Town]
CODSALL (STW)	Low	High		No proposed sites fall within this catchment			
COVEN HEATH (STW)	Low	Very High	This site is being considered for AMP8 (2025-30) investment to increase treatment capacity to accommodate West Midlands Interchange requirements.		[H24d, Tarrans Housing Renewal (Lincoln Green)]	[684 / WOL 1, Rear of IMI Marstons, Wobaston Road] [725/ WOL 5, Wolverhampton Business Park]	
GOSPEL END (STW)	Low	Very High	There is an AMP8 (2025-30) quality scheme planned for this site which will consider known growth in the catchment.	No proposed sites fall within this catchment			
LOWER PENN (STW)	Low	High	This site is closing and its catchment is being incorporated into the Barnhurst catchment.	No proposed sites fall within this catchment			
MINWORTH WORKS (STW)	Medium	High	Performance at this site will be monitored to assess if and when investment may be required.	[H14, Lane Street / Highfields Road, Bradley] [H21, Former Stowheath Centres, Stowheath Lane] [H20, Former Rookery Lodge, Woodcross Lane] [H4, West of Qualcast Road] [H11, Delta Trading Estate, Bilston Road] [H15, Greenway Road, Bradley] [H12, Land at Hall Street / The Orchard, Bilston Town Centre] [H10, Former Royal Hospital, All Saints] [H17, South of Oxford Street, Bilston] [H13, Former Pipe Hall, The Orchard, Bilston Town Centre]	[H16, Former Loxdale Primary School, Chapel Street, Bradley] [H18, Land at Railway Drive, Bilston] [H19, Former Bilston College, Mount Pleasant] [H24a, Tarrans Housing Renewal (Portobello - Arnhem Road)] [H24b, Tarrans Housing Renewal (Portobello - Alamein Road)] [H24c, Tarrans Housing Renewal (Wood End - Orchard Road)]	[694 (WOL50), Land rear Keyline Builders, Neachells Lane / Noose Lane] [734 / WOL 22, Springvale Avenue] [735 / WOL 24, South of Citadel Junction, Murdoch Road, Bilston] [737 / WOL 47, Bilston Urban Village, Bath Street] [WOL51, Dale Street, Bilston] [662b, Former MEB Site, Major Street / Dixon Street] [WOL39, Powerhouse, Commercial Road] [WOL40, Rear of Spring Road] [WOL21, South of Inverclyde Drive] [658a, Millfields Road, Ettingshall] [Land at Neachells Lane]	[36-38 Beckett Street, Bilston] [Phoenix Park Travelling Showpeople Yard]
RAY HALL (STW)	Low	Low	Capacity at Ray Hall is to remain as is, with growth at the catchment being accommodated at Minworth.	No proposed sites fall within this catchment			
ROUNDHILL (STW)	High	Very High	There is ongoing pressure with growth in the catchment. Performance will be monitored at this site. More information and a detailed timeline for the planned development will be required to allow time to plan ahead and identify options for increasing capacity. Severn Trent request that any changes in the confidence of any development going ahead and/or any changes in planning statuses for any developments in this catchment be communicated in a timely manner.	No proposed sites fall within this catchment			
TRESCOTT (STW)	Low	Very High		No proposed sites fall within this catchment			

It is noted that all of the development sites are spread across three catchments – Barnhurst, Coven Heath and Minworth – meaning that, at this time, no consideration needs to be made for the impact to the other wastewater treatment works the City of Wolverhampton Council's area.

In the Minworth WwTW area, performance is going to be monitored against an existing expectation for growth in the catchment. However, investments planned in AMP9 (2030-35) will likely accommodate the projected 400 dwellings to the end of AMP9. It is unclear how the growth at Sandwell will affect the treatment capability at Minworth. The proposals for employment are planned in for AMP11 with only a small fraction in AMP8/AMP9 which will be likely accommodated by the AMP9 investment.

Proposed growth in the Barnhurst catchment is likely to be accommodated within the current treatment capacity of the works to the end of AMP8, subject to growth information/assumptions for other LPAs served by Barnhurst STW remaining valid. Further analysis will be required beyond this time horizon.

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 on the impacts of future developments and to provide advice regarding policy wording on other relevant areas such as water efficiency, Sustainable Drainage Systems (SuDS), biodiversity, and blue green infrastructure. Where more detail is provided on site allocations, we will provide specific comments on the suitability of the site with respect to the water and sewerage network. In the instances where there may be a concern over the capacity of the network, we may look to undertake modelling to better understand the potential risk. For most developments there is unlikely to be an issue connecting. However, where an issue is identified, we will look to discuss in further detail with the Local Planning Authority. Where there is sufficient confidence that a development will go ahead, we will look to complete any necessary improvements to provide additional capacity.

A network capacity assessment has been carried out for the sites in the Barnhurst and Minworth catchments which have been shown below. The purpose of these desktop-based assessments is to indicate where proposed development *may* have a detrimental impact on the performance of the existing public sewerage network, considering the size of the development proposals.
These are desktop assessments using readily available information and have not been subjected to detailed hydraulic modelling. For most new development provided the surface water in 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 provided 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.

WONDERFUL ON TAP

SEVERN TRENT

LPA Ref	Site Name	Settlement Type	Size	Units	Sewage Treatment Works Catchment	Potential impact on sewerage infrastructure	Potential to impact Storm Overflow Spills?	Potential impact of surface water sewerage infrastructure	Surface water disposal
H4	West of Qualcast Road, Canalside South	Housing	3.00 (B)	228	BARNHURST (WRW)	Medium	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 300mm diameter storm system adjacent to the development site, eventually discharging to Smestow Brook.
E12	Land at Neachells Lane	Employment	6.73 (G)	235.55	MINWORTH (WRW)	Medium	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 300mm diameter storm system adjacent to the development site, eventually discharging to River Tame.
E13	Land rear of Keyline Builders, Neachells Lane / Noose Lane	Employment	1.22 (G)	42.7	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 225mm diameter storm system adjacent to the development site, eventually discharging to River Tame.
H10	Royal Hospital Development Area, All Saints	Housing	4.76 (B)	143	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 225mm diameter storm system within the development site, discharging to a nearby watercourse (Birmingham Canal Wolverhampton Level.
H11	Delta Trading Estate, Bilston Road	Housing	2.00 (B)	80	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and discharging to a nearby watercourse adjacent to development site, (Birmingham Canal Wolverhampton Level.
H12	Land at Hall Street / The Orchard, Bilston Town Centre	Housing	0.12 (B)	21	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 225mm diameter storm system adjacent the development site, discharging to a nearby watercourse (Birmingham Wolverhampton Canal).
H13	Former Pipe Hall, The Orchard, Bilston Town Centre	Housing	0.13 (B)	38	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 225mm diameter storm system adjacent the development site, discharging to a nearby watercourse (Birmingham Wolverhampton Canal).
H14	Lane Street / Highfields Road, Bradley	Housing	1.79 (B)	72	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 300mm diameter storm system adjacent the development site, discharging to a nearby watercourse (Birmingham Wolverhampton Canal).
H15	Greenway Road, Bradley	Housing	3.52 (B)	180	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 225mm diameter storm system adjacent the development site, discharging to a nearby watercourse (Birmingham Wolverhampton Level).

LPA Ref	Site Name	Settlement Type	Size	Units	Sewage Treatment Works Catchment	Potential impact on sewerage infrastructure	Potential to impact Storm Overflow Spills?	Potential impact of surface water sewerage infrastructure	Surface water disposal
H16	Former Loxdale Primary School, Chapel Street, Bradley	Housing	1.30 (B)	100	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 450mm diameter storm system adjacent the development site, discharging to a nearby watercourse Darlaston Brook
H17	South of Oxford Street, Bilston	Housing	0.45 (G)	20	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 450mm diameter storm system adjacent the development site, discharging to a nearby watercourse Darlaston Brook
H18	Land at Railway Drive, Bilston	Housing	0.28 (G)	47	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 800mm diameter storm system adjacent the development site, discharging to a nearby watercourse Local Brook
H19	Former Bilston College, 40 and adjoining land, Mount Pleasant, Bilston Town Centre	Housing	0.38 (B)	64	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 750mm diameter storm system adjacent the development site, discharging to a nearby watercourse Darlaston Brook
E15	Powerhouse, Commercial Road	Employment	0.85 (B)	29.75	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 300mm diameter storm system adjacent to the development site, eventually discharging to Birmingham Canal Wolverhampton Level.
E17	Former MEB Site, Major Street / Dixon Street	Employment	2.50 (G)	87.5	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 600mm diameter storm system within the development site, eventually discharging to near watercourse.
E18	Millfield's Road, Ettingshall	Employment	0.70 (B)	24.5	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to watercourse adjacent to the development site.
E20	South of Inverclyde Drive	Employment	1.44 (B)	50.4	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to watercourse adjacent to the development site.
E21	Rear of Spring Road	Employment	0.72 (B)	25.2	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to watercourse adjacent to the development site.
E22	Springvale Avenue	Employment	0.71 (G)	24.85	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 225mm diameter storm system within the development site, eventually discharging to near watercourse.

LPA Ref	Site Name	Settlement Type	Size	Units	Sewage Treatment Works Catchment	Potential impact on sewerage infrastructure	Potential to impact Storm Overflow Spills?	Potential impact of surface water sewerage infrastructure	Surface water disposal
E23	Bilston Urban Village, Bath Street	Employment	6.02 (G)	210.7	MINWORTH (WRW)	Medium	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to watercourse adjacent to the development site.
E24	Dale St, Bilston	Employment	0.91 (B)	31.85	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 825mm diameter storm system within the development site, eventually discharging to Darlaston Brook.
E25	South of Citadel Junction, Murdoch Road, Bilston	Employment	3.25 (G)	113.75	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to 750mm diameter storm system within the development site, eventually discharging to Walsall Canal.
H20	Former Rookery Lodge, Wood cross Lane	Housing	0.25 (G)	16	MINWORTH (WRW)				Not assessed due to low number of dwellings proposed. No detrimental impact expected.
H21	Former Stow heath Centres, Stow heath Lane	Housing	1.00 (B)	53	MINWORTH (WRW)	Low	Yes	Low	Surface water should be managed through SUDs and any excess flow discharged to watercourse within development site, discharging to a TAME TUNNEL (WOLVERHAMPTON ARM)

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 and relevant policy wording that may be useful to you.

Wastewater Strategy

We have a duty to provide capacity for new development in the sewerage network and at our Wastewater Treatment Works (WwTW) and to ensure that we protect the environment. On a company level we have produced a Drainage and Wastewater Management Plan (DWMP) covering the next 25 years, which assesses the future pressures on our catchments including the impacts of climate change, new development growth and impermeable area creep. This plan supports future investment in our wastewater infrastructure and encourages collaborative working with other Risk Management Authorities to best manage current and future risks. More information on our DWMP can be found on our website https://www.severntrent.com/about-us/our-plans/drainage-wastewater-management-plan/.

Where site allocations are available, we can provide a high-level assessment of the impact on the existing network. Where issues are identified, we will look to undertake hydraulic sewer modelling to better understand the risk and where there is sufficient confidence that a development will be built, we will look to undertake an improvement scheme to provide capacity.

Surface Water

Management of surface water is an important feature of new development as the increased coverage of impermeable area on a site can increase the rainwater flowing off the site. The introduction of these flows to the public sewerage system can increase the risk of flooding for existing residents. It is therefore vital that surface water flows are managed sustainably, avoiding connections into the foul or combined sewerage system and where possible directed back into the natural water systems. We recommend that the following policy wording is included in your plan to ensure that surface water discharges are connected in accordance with the drainage hierarchy:

Drainage Hierarchy Policy

New developments shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.

Supporting Text:

Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states:

"Generally, the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer."

Sustainable Drainage Systems (SuDS)

Sustainable Drainage Systems (SuDS) represent the most effective way of managing surface water flows whilst being adaptable to the impact of climate change and providing wider benefits around water quality,

biodiversity, and amenity. We therefore recommend that the following policy wording is included within your plan regarding SuDS:

Sustainable Drainage Systems (SuDS) Policy

All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are included, unless proved to be inappropriate.
All schemes with the inclusion of SuDS should demonstrate they have considered all four areas of good SuDS design: quantity, quality, amenity and biodiversity.
Completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure the SuDS are managed in perpetuity.

Supporting Text:
Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.

Blue Green Infrastructure

We are supportive of the principles of blue green infrastructure and plans that aim to improve biodiversity across our area. Looking after water means looking after nature and the environment too. As a water company we have launched a Great Big Nature Boost Campaign which aims to revive 12,000 acres of land, plant 1.3 million trees and restore 2,000km of rivers across our region by 2027. We also have ambitious plans to revive peat bogs and moorland, to plant wildflower meadows working with the RSPB, National Trust, Moors for the Future Partnership, the Rivers Trust, National Forest and regional Wildlife Trusts and conservation groups.

We want to encourage new development to continue this theme, enhancing biodiversity and ecology links through new development so there is appropriate space for water. To enable planning policy to support the principles of blue green Infrastructure, biodiversity and protecting local green open spaces we recommend the inclusion of the following policies:

Blue and Green Infrastructure Policy

Development should where possible create and enhance blue green corridors to protect watercourses and their associated habitats from harm.

Supporting Text:
The incorporation of Sustainable Drainage Systems (SuDS) into blue green corridors can help to improve biodiversity, assisting with the wider benefits of utilising SuDS. National Planning Policy Framework (2021) paragraph 174 States:

"Planning policies and Decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their Statutory Status or identified quality in the development plan);
b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures."*

Green Open Spaces Policy

Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.

Supporting Text:
We understand the need for protecting Green Spaces, however open spaces can provide suitable locations for schemes such as flood alleviation schemes to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation schemes can result in additional benefits to the local green space through biodiversity and amenity benefits.

Water Quality and Resources

Good quality watercourses and groundwater is vital for the provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that the water quality of our supplies are not impacted by our operations or those of others. Any new developments need to ensure that the Environment Agency's Source Protection Zones (SPZ) and Safeguarding Zone policies which have been adopted by Natural Resources Wales are adhered to. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan as prepared by the Environment Agency.

Every five years we produce a Water Resources Management Plan (WRMP) which focuses on how we plan to ensure there is sufficient supply of water to meet the needs of our customers whilst protecting our environment over the next 25 years. We use housing target data from Local Planning Authorities to plan according to the projected growth rates. New development results in the need for an increase in the amount of water that needs to be supplied across our region. We are committed to doing the right thing and finding new sustainable sources of water, along with removing unsustainable abstractions, reducing leakage from the network and encouraging the uptake of water meters to promote a change in water usage to reduce demand.

New developments have a role to play in protecting water resources, we encourage you to include the following policies:

Protection of Water Resources Policy

New developments must demonstrate that they will not result in adverse impacts on the quality of waterbodies, groundwater and surface water, will not prevent waterbodies and groundwater from achieving a good status in the future and contribute positively to the environment and ecology. Where development has the potential to directly or indirectly pollute groundwater, a groundwater risk assessment will be needed to support a planning application.

Supporting Text:
National Planning Policy Framework (July 2021) Paragraph 174 states:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;"*

Water Efficiency Policy

We are supportive of the use of water efficient design of new developments fittings and appliances and encourage the optional higher water efficiency target of 110 litres per person per day within part G of building regulations. Delivering against the optional higher target or better provides wider benefits to the water cycle and environment as a whole. This approach is not only the most sustainable but the most appropriate direction to deliver water efficiency. We would therefore recommend that the following wording is included

> *New developments should demonstrate that they are water efficient, incorporating water efficiency and re-use measures and that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, not exceeding 110 litres/person/day.*

for the optional higher water efficiency standard:

Supporting Text:

National Planning Policy Framework (July 2021) Paragraph 153 states:

"Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, costal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure."

This need for lower water consumption standards for new developments is supported by Government. In December 2018, the Government stated the need to a reduction in Per Capita Consumption (PCC) and issued a call for evidence on future PCC targets in January 2019, with an intention of setting a long term national target. The National Infrastructure Commission (NIC) has already presented a report including recommendations for an average PCC of 118 l/p/d. In Wales, the 110 l/p/d design standard was made mandatory in November 2018. In 2021 the Environment Agency classed the Severn Trent region as Seriously Water Stressed – **link**.

We recommend that all new developments 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 per minute or less.
- Water butts for external use in properties with gardens.

Water Supply

For the majority of new developments, we do not anticipate issues connecting new development, particularly within urban areas of our water supply network. 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. If

significant development in rural areas is planned, this is more likely to have an impact and require network reinforcements to accommodate greater demands.

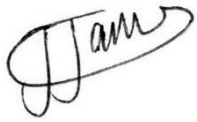
Developer Enquiries

When there is more detail available on site-specific developments, we encourage developers to get in contact with Severn Trent at an early stage in planning to ensure that there is sufficient time for a development site to be assessed and if network reinforcements are required that there is time to develop an appropriate scheme to address the issues. We therefore encourage developers to contact us, details of how to submit a Developer Enquiry can be found here - https://www.stwater.co.uk/building-and-developing/new-site-developments/developer-enquiries/

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

Yours Sincerely,

Joshua James



Strategic Catchment Planner

GrowthDevelopment@severntrent.co.uk