

[REDACTED]

From: [REDACTED]
Sent: [REDACTED]
To: _WEB_Local Plan
Subject: RE: Stroud District Local Plan Review: Issues and Options Public Consultation
Attachments: Stroud 7 Response.docx

Categories: Consultation response

Dear Sir/Madam,

Thank you for giving Severn Trent Water the opportunity to comment on Stroud District Local Plan Review.

We currently have no specific comments to make however, please keep us informed as your plans develop and when appropriate we will be able to offer a more detailed comments and advice.

We have attached some general information and advice for your information.

Best Wishes,

[REDACTED]

[REDACTED]

[REDACTED]

From: Local.Plan@stroud.gov.uk [mailto:Local.Plan@stroud.gov.uk]
Sent: 11 October 2017 11:34
Subject: Stroud District Local Plan Review: Issues and Options Public Consultation

Dear Sir/Madam,

Stroud District Local Plan Review: Issues and Options Public Consultation

The Stroud District Local Plan was adopted in November 2015 and sets out a planning strategy for distributing development within the District and policies for protecting and conserving the natural and built environment. The current Plan covers the period to 2031.

The District Council is now starting the process of reviewing the current Local Plan to cover the period to 2036. It is important that the Local Plan is kept up-to-date and the current Local Plan commits the Council to undertake an early review.

To start the process, we are launching an Issues and Options public consultation commencing **11 October 2017** and ending **5 December 2017**.

The consultation involves asking communities and stakeholders to identify the key issues relating to the places where they live, work or visit and how planning policies in the Local Plan can help to deliver on local needs. We are seeking views on strategy options for distributing future development and on potential broad locations for development at our towns and larger villages. Please note that broad locations and sites identified are for the purposes of public consultation only. Identification does not indicate Council support for development at these locations.

We want to build upon the work already undertaken in developing the current Local Plan and neighbourhood plans but look to review the way forward for the District to take account of future needs.

There is an Issues and Options Paper to consider and respond to. Copies are available to view and download at www.stroud.gov.uk/localplanreview. Alternatively you can look at hard copies of the documentation at the following locations:

- Town and parish council offices that open to the public: Berkeley, Cainscross, Cam, Chalford, Dursley, Minchinhampton, Nailsworth, Painswick, Rodborough, Stonehouse, Stroud, Upton St Leonards, Wotton-under-Edge
- Public libraries at Berkeley, Brockworth, Dursley, Nailsworth, Minchinhampton, Miserden, Quedgeley, Stonehouse, Stroud, Wotton-under-Edge
- Stroud District Council, Ebley Mill reception There are computers for public internet access here as well.
- The Tourist Information Centre at the Subscription Rooms, Stroud

A series of public exhibitions have been arranged throughout the District.

Further information on the Local Plan review and the consultation is available to view via www.stroud.gov.uk/localplanreview

To respond to the consultation, please complete the online survey available on the Local Plan Review webpage. Alternatively, fill in and return the downloadable response form or the paper response form at the deposit points and return it by email to local.plan@stroud.gov.uk or by post to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Please respond by **5 December 2017**.

If you are not now the appropriate contact for this e-mail, we would be most grateful if you could forward this to the relevant person in your organisation.

**Planning Strategy Team
Stroud District Council**



Working together to make Stroud District a better place to live, work and visit

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08 March 2018

Our ref: Stroud 7

Dear Sir/Madam

Stroud District Local Plan Review: Issues and Options Public Consultation

Thank you for the opportunity to comment on your consultation. We currently have no specific comments to make, but 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

