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Contact: Jasveer Bullock
Contact No: 07970198053

Your ref:
Reference: 1141118

12th February 2025

Dear Lee

Proposed Development: Static Caravan Development on Land at Mid Wales Golf Centre, Caersws, SY17 5SB

I refer to your 'Development Enquiry Request' for the development of 60 caravans at the above named site. Please find enclosed the sewer records that are included in the fee together with the Supplementary Guidance Notes which refer to surface water disposal from development sites.

Public Sewers in Site – Required Protection

Due to a change in legislation on 1 October 2011, there may be former private sewers on the site which have transferred to the responsibility of Severn Trent Water Ltd, which are not shown on the statutory sewer records but are located within your client's land. These sewers would also have protective strips that we will not allow to be built over. If such sewers are identified to be present on the site, please contact us for further guidance.

Foul Water Drainage

I can confirm we would not have any objections to the anticipated additional foul flows of approximately 0.63 litres/second 2xDWF to the receiving 150mm diameter public foul sewer located in Bridge Street, as this will not have an adverse impact on the network. with the suitable manhole being reference 2701 (X – 303200, Y – 291776). The site topography would suggest that a pumped connection to this sewer would be required, and I can confirm a pumped connection of 2 litres/second would be acceptable to this sewer. However, you would need to cross a railway line and a canal/river to achieve this connection.

Therefore, a connection to the public sewer (direct or indirect) is acceptable subject to a formal Section 106 sewer connection approval (see later.)

Surface Water Drainage

If following testing, it is demonstrated that soakaways would not be possible on the site; satisfactory evidence will need to be submitted from the SI consultant (**extract or a supplementary letter**).

If soakaways are not possible, you would need to investigate watercourses/drains/ponds for the disposal of the surface water run-off, at a rate of 5 litres /second /hectare (greenfield rate). This would satisfy SGN1 (enclosed), in accordance with Powys Council SUDS Policy as the Lead Local Flood Authority (LLFA) for the area and statutory consultee in the planning process. Please see the guidance notes attached for further information.

Subject to flows being agreed with the LLFA and Section 106 sewer connection application.

New Connections

For any new connections (including the re-use of existing connections) to the public sewerage system, the developer will need to submit Section 106 application forms. Our New Connections department are responsible for handling all such enquiries and applications. To contact them for an application form and associated guidance notes please call 0800 7076600 or you can download them from our website www.stwater.co.uk.

Please quote ref: 1141118 in any future correspondence (including e-mails) with STW Limited. Please note that 'Development Enquiry' responses are only valid for 6 months from the date of this letter.

Yours sincerely,



Jasveer Bullock (Mrs)
Network Solutions - Developer Services