Northumbrian Water
Developer Services
Leat House
Pattinson Road
Washington
NE38 8LB

Direct Line: 07543301284
Email: developmentenquiries@nwl.co.uk
Our Ref: 305072

Monday, 13 March 2023

Fairhurst
1 Arngrove Court
Newcastle upon Tyne

Dear Christopher,

Re: Pre-Planning Enquiry – Land off Seton Avenue, Simonside, Jarrow

Further to the Point of Connection Application for the above site, received 20 February 2023, we are now able to provide the following response.

We have based our response on the information in your application and accompanying correspondence. Therefore, should any of the information now be different, then you must ensure that you inform us of any changes as further Network Modelling may be required and our response may also change, leading to this response being invalid.

Northumbrian Water assesses the impact of the proposed development on our assets and assesses the capacity within our network's to accommodate and treat the anticipated flows arising from the development. We do not therefore offer comment on aspects of planning applications that are outside of our area of control.

Enclosed in this response is a scaled plan showing the **approximate** position of the water and sewerage networks within the vicinity of this site.

We have changed the way contractors and developers can access our assets.

Historically only our own staff and framework contractors could access our sewerage network. As of 1st January 2018, we are allowing third party contractors to access our sewer network on a site by site basis, subject to certain conditions.

Further information (including how to apply) is available from our web site - https://www.nwl.co.uk/services/developers/developer-sewerage-services/

Also enclosed is our extract showing locations within the approximate vicinity of this site that have, from our records, experienced flooding. This has been provided to demonstrate the known flood risks within the vicinity which have been considered as part of our assessment on this enquiry.

We have also carried out a review of your application and can confirm the following:

Sewerage and Sewage Treatment

Northumbrian Water would ask that you please separate the foul and surface water flows in accordance with Part H of the Building Regulations prior to the final connection to the public sewer.

All new connections to the public sewerage system must first be approved through the Section 106 of the Water Industry Act 1991 process prior to construction.

Should you decide to proceed with this development, a fully completed Sewer Connection application form will be required. These are available to download from the following link:

https://www.nwl.co.uk/services/developers/developer-sewerage-services/new-sewer-connections-s106/

- Foul Water Discharge

The foul flows can discharge without restriction into the **300mm** diameter **combined** public sewer via manhole **0701.**

- Surface Water Discharge

No surface water flow from the proposed development will be allowed to connect into the existing public sewerage system unless it is proven that the alternative options which are listed within Part H of the Building Regulations 2010 are not available:

Rainwater from a system provided pursuant to sub-paragraphs (1) or (2) shall discharge to one of the following, listed in order of priority –

(a) an adequate soakaway or some other adequate infiltration system; or, where that is not reasonably practicable,

(b) a watercourse; or, where that is not reasonably practicable,

(c) a sewer.

If the more sustainable options prove to be unfeasible, a restricted surface water flow of **3 l/sec** would be permitted to discharge into the **300mm** diameter **combined** public sewer via manhole **0701**. Any excess in flows must be attenuated on site.

Written approval for all individual connections (direct or indirect) to the public sewerage system should be obtained through the Section 106 process, following completion of the detailed drainage design and before the commencement of any drainage works on site.

- Sewage Treatment Capacity

The Sewage Treatment Works to which this development finally discharges to is '**Jarrow STW**' and these works are able to accept the additional flows.

Please note that this response is valid for 1 year only and you should resubmit your proposals should this period lapse prior to your development beginning.

Should you require any further assistance or information, then please do not hesitate to contact me at developmentenquiries@nwl.co.uk or alternatively on 07543301284, please quote our reference number above in any future correspondence.

Yours sincerely,

S Clarke

Sophie Clarke
Technical Support Advisor
Developer Services