

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 05 November 2019 08:41  
**To:** [REDACTED]  
**Subject:** FW: KIRK IRETON NEIGHBOURHOOD PLAN (REGULATION 16) PUBLICITY STAGE  
**Attachments:** Severn Trent - Kirk Ireton NDP 2019.pdf

[REDACTED]  
Policy Manager



Derbyshire Dales District Council  
Town Hall  
Bank Road  
Matlock  
Derbyshire DE4 3NN

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 01 November 2019 11:01  
**To:** [REDACTED]  
**Subject:** RE: KIRK IRETON NEIGHBOURHOOD PLAN (REGULATION 16) PUBLICITY STAGE

Hi [REDACTED]

Thank you for the opportunity to comment on the Kirk Ireton NDP 2019 consultation.

Please find a document attached summarising our response.

Please let us know when your plans develop and we would be happy to comment again and provide some more detail.

Kind regards

[REDACTED]

Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ

[REDACTED]

WONDERFUL ON TAP



Sent: 20 September 2019 08:49

To: Growth Development <[GrowthDevelopment@severntrent.co.uk](mailto:GrowthDevelopment@severntrent.co.uk)>

Subject: KIRK IRETON NEIGHBOURHOOD PLAN (REGULATION 16) PUBLICITY STAGE

Severn Trent



BY E-MAIL ONLY: [growth.development@severntrent.co.uk](mailto:growth.development@severntrent.co.uk)

20<sup>th</sup> September 2019

Dear Sir/Madam

**KIRK IRETON NEIGHBOURHOOD PLAN (REGULATION 16) PUBLICITY STAGE**

Kirk Ireton Parish Council, with the help of the Neighbourhood Plan Steering Group and the local community, has prepared a draft Neighbourhood Development Plan for the parish. The plan sets out a vision for the future of the parish and planning policies which, if adopted, will be used to help determine planning applications in the area.

This plan proposal has been formally submitted to the District Council to be subject to a period of six weeks publicity.

**Where the plan can be inspected**

The Draft Neighbourhood Development Plan and supporting documents can be inspected at the following locations:

- Derbyshire Dales District Council, Town Hall, Bank Road, Matlock DE4 3NN
- The Kirk Ireton Village Shop, Main St, Kirk Ireton, Ashbourne DE6 3JP
- The Kirk Ireton Village Hall, Kirk Ireton DE6 3LD
- Holy Trinity Church Kirk Ireton, Main Street, Kirk Ireton

**How to make representations**

The publicity period runs from **23<sup>rd</sup> September to 4<sup>th</sup> November 2019**. Comments received after this time **will not** be considered.

Representations can be made electronically using the online form which can be found on the following webpage <http://www.derbyshiredales.gov.uk/kirkiretonnp>

Alternatively, you can download the response form from the following webpage <http://www.derbyshiredales.gov.uk/kirkiretonnp> and send comments by email or by post to the District Council.

The response form will also be available from the locations where copies of the plan can be inspected.

Please return completed forms:

By e-mail to [localplan@derbyshiredales.gov.uk](mailto:localplan@derbyshiredales.gov.uk)

By post to:

Kirk Ireton Neighbourhood Plan  
Regeneration and Policy  
Planning Policy  
Derbyshire Dales District Council  
Town Hall  
Bank Road  
Matlock  
Derbyshire DE4 3NN

All representations received will be considered by an independent examiner who will report on the plan prior to a local referendum on the final document. If you would like to be notified of the Council's decision on whether to accept the Examiner's recommendations and future progress with the plan, then please state this in your representation.

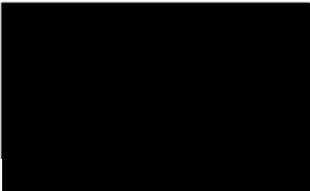
Please note that all representations received will be made publicly available, and identifiable by name and organisation (where applicable) including on the Council web-site.

The personal information that you provide to us (Derbyshire Dales District Council) will be used for the purpose of conducting consultations, in relation to planning policy. Your information and representation may be sent to the Planning Inspector/Examiner as required, representations will also be published on the District Councils website with certain fields redacted e.g. signature, e-mail etc. Representations will be kept permanently unless a valid reason or request to remove them is received. Further information on how we process your personal information can be found on our website.

### **Further information**

For further information, please contact the District Council by e-mail at [localplan@derbyshiredales.gov.uk](mailto:localplan@derbyshiredales.gov.uk) or by phone on 

Yours faithfully

  
Policy Manager

Our 2019 Matlock Bath Illuminations: every weekend from 7 Sep to 27 Oct. Book cheaper tickets online at [www.derbyshiredales.gov.uk/illuminations](http://www.derbyshiredales.gov.uk/illuminations)

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01 November 2019

Our ref: Kirk Ireton 2

Dear Sir/Madam

## Kirk Ireton Neighborhood Plan 2019

Thank you for the opportunity to comment on your consultation. We have summarised our response in this document for your viewing. Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.

### Development (Housing)

We recognise the parish's approach to protecting the character area and maintaining significant views by limiting the scale of housing development.

We acknowledge that several sites have been identified in recent years but have not been able to progress due to constraints and the local plan policy S2 stating that there is "limited scope for development within these settlements" (tier 4).

Based on the above the nature and scale of development within Kirk Ireton is small and limited however it should still be brought forward with care in order to avoid detrimental impact regarding flood risk. We encourage all new development to utilise Sustainable Urban Drainage System (SUDS) to control surface water leaving the site. We also encourage developers and planners to recognise a drainage hierarchy whereby disposal of surface water to the foul/combined sewerage system is a last resort and should be avoided. Surface water should be disposed of sustainably to either the ground, watercourse/ditch-course or a surface water sewerage system.

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 sewer 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

Strategic Catchment Planner

[growth.development@severntrent.co.uk](mailto:growth.development@severntrent.co.uk)