| Response to: developmentmanagement@wiltshire.gov.uk (Planning Response) | | | |
|---|---|---|---|
| **Planning Ref:** | PL/2021/11939 | **Email:** | Planning.liaison@wessexwater.co.uk |
| **Proposal:** | The erection of a new care home (class C2) with associated parking and landscaping | **Our Ref** | ST85NE/ 318 |
| **Location:** | Land off Bradford Road Trowbridge BA14 9AX | **Date:** | 19 January 2022 |

**Existing Services**

There is a 1350mm dia public surface water sewer and a 1200 mm dia public foul sewer transecting the proposed site area.

In accordance with Wessex Water Policy, there must be no habitable buildings within a minimum of 5m either side of the 1350mm dia public surface water sewer and no tree planting within a minimum of 10m, a minimum of 6.5m either side of the 1200mm dia public foul sewer and no tree planting within a minimum of 13m. This includes no surface water attenuation features and associated earthworks in the easement strip. Wessex Water require unrestricted access to maintain and repair our apparatus.

Measurements are given for a pipeline depth of between 900mm and 2000mm. The standoff distance may increase for a strategic water main due to material, size, depth and pressure.

The Proposed Site Plan drawing ref 102 Rev P2 dated 30/04/20 does not identify the public foul sewer crossing the site, but does include the public surface water sewer, however, the Drainage Strategy Drawing ref 15536-HYD-XX-XX-DR-D-2200 Rev P01 dated 20/05/20 has included both the public surface water and foul sewers and indicates easements around these. We would request that the applicant provides an updated site layout plan that demonstrates they have taken into account the required easements.

The applicant will also need to agree protection arrangements during the construction phase for the existing 1350mm diameter public surface water sewer and the 1200mm diameter public foul sewer which cross the site (5m and 6.5m minimum easement). Any damage to our apparatus by third parties will result in a compensation claim.

All apparatus must be accurately located on site and marked on deposited drawings.

A map showing all known Wessex Water Assets within the area of the proposed site is attached at the bottom of this response. Additional maps can be obtained from our website Mapping enquiries (wessexwater.co.uk)

**Odour Consultation Zone -Trowbridge Sewage Treatment Works**

The proposal is close to Trowbridge Sewage Treatment Works.

The proposed development lies wholly within the consultation zone for risk of odour emissions and fly nuisance that could affect resident's amenity. The risk of odour impact and fly nuisance from the adjacent Trowbridge Sewage Treatment Works must be properly considered and any planning application must be supported by an odour assessment that is compliant with the Wessex Water odour assessment process.

It is advised that for the proposed development an odour modelling assessment is completed to demonstrate that the development is not going to be affected by odour emissions from the sewage treatment works. The odour consultant will need to contact our odour scientist for emission rates and what factors are to be put into the odour model.

The site layout must be developed to ensure buildings and amenities sensitive to odour nuisance are located outside the high-risk odour contour. Guidance notes for odour risk assessments and site proximity can be found on our Planning Liaison Web Pages Planning liaison (wessexwater.co.uk) . The developer can contact the planning liaison team for details of the odour assessment process and odour scientist (planning.liaison@wessexwater.co.uk).

Wessex Water made a formal objection to a 2007 application for business park units upon the grounds of odour nuisance and access, which was dismissed at appeal. In a revised business park application in 2015 we remained concerned over the impact of odour emissions from the works, however for the 15/06836/OUT application we acknowledged the business park proposals were largely similar to the 2007 application and we recognised our previous odour objection had been dismissed at appeal (2007) and so did not record a formal objection to the similar type proposals for the 2015 business park.

This application for a care home on this plot means a highly sensitive receptor would be located within the business park at risk of odour and fly nuisance

We do have significant odour concerns for a care home at this location and there is a requirement for an odour assessment for this site.

We would require an odour model to be completed as a minimum and due to the complexity of our Trowbridge WRC works, Wessex Water would require a site meeting to discuss the odour modelling requirements before any assessment was carried out to make sure it met the requirements of the works permits and Wessex Water odour modelling standards. The applicant should contact planning liaison to arrange a site visit with our Odour scientist. planning.liaison@wessexwater.co..uk

Trowbridge treatment works is also considered "Fly Sensitive" and Wessex Water would recommend there is no residential/sensitive development within a minimum of 250metres of the site boundary. There is a known high Chironomid fly population on this site, with a large expanse of filter beds. The works are operated in accordance with a Fly Management Plan but the care home in this location is at risk of fly nuisance.

It is noted that the applicant has included a drawing titled Treatment Works Location ref 18012/F01/S01/Rev- dated 26/01/21 which demonstrates the location of the proposed care home in relation to Trowbridge Sewage Treatment Works, however, they have not included any information to suggest that they have undertaken an odour assessment or consideration of the potential fly nuisance. This will need to be provided and assessed by our regional scientist.

Please note that as from 1st April 2022 we will be charging for our Regional Scientist's time for the work involved in attending site and assessing reports and models in connection with the promotion of sites close to Wessex Water's sewage treatment works. There will be a standard charge of £1,001 for each site which is put forward for development and not allocated via Local Plan.

Our policies available online will be updated before 1st April with this change. The charge will be payable for any new queries where site visits are planned with our regional scientist after 1st April 2022.

**Foul Drainage**

Wessex Water will accommodate domestic type foul flows, from the proposed development, into the public foul sewer with connections made on a size for size basis, Developers fund the cost of connecting to the nearest 'size for size' sewer and Wessex Water will manage the sewer network to accommodate foul flows from granted development. We fund this through our infrastructure charging arrangements.

The point of connection to the public network is by application and agreement with Wessex Water and subject to satisfactory engineering proposals constructed to current adoptable standards. The developer should contact the local development team development.north@wessexwater.co.uk to agree proposals for the Section 104 adoption and submit details for technical review prior to construction.

**Please Note:** No surface water runoff or land drainage will be accepted into the foul sewer either directly or indirectly.

**Surface Water Drainage**

The applicant has indicated that SuDS are not viable for this site and have proposed a surface water runoff rate of 3.7 l/s equivalent to Greenfield QBar for all storm events up to and including the 1 in 100 yr plus climate change. This discharge rate is acceptable to Wessex Water. The proposed point of connection into the existing public surface water sewer at Manhole 7202 will need to be agreed on application.

**Please Note:** No surface water runoff or land drainage will be accepted into the public foul sewer either directly or indirectly.

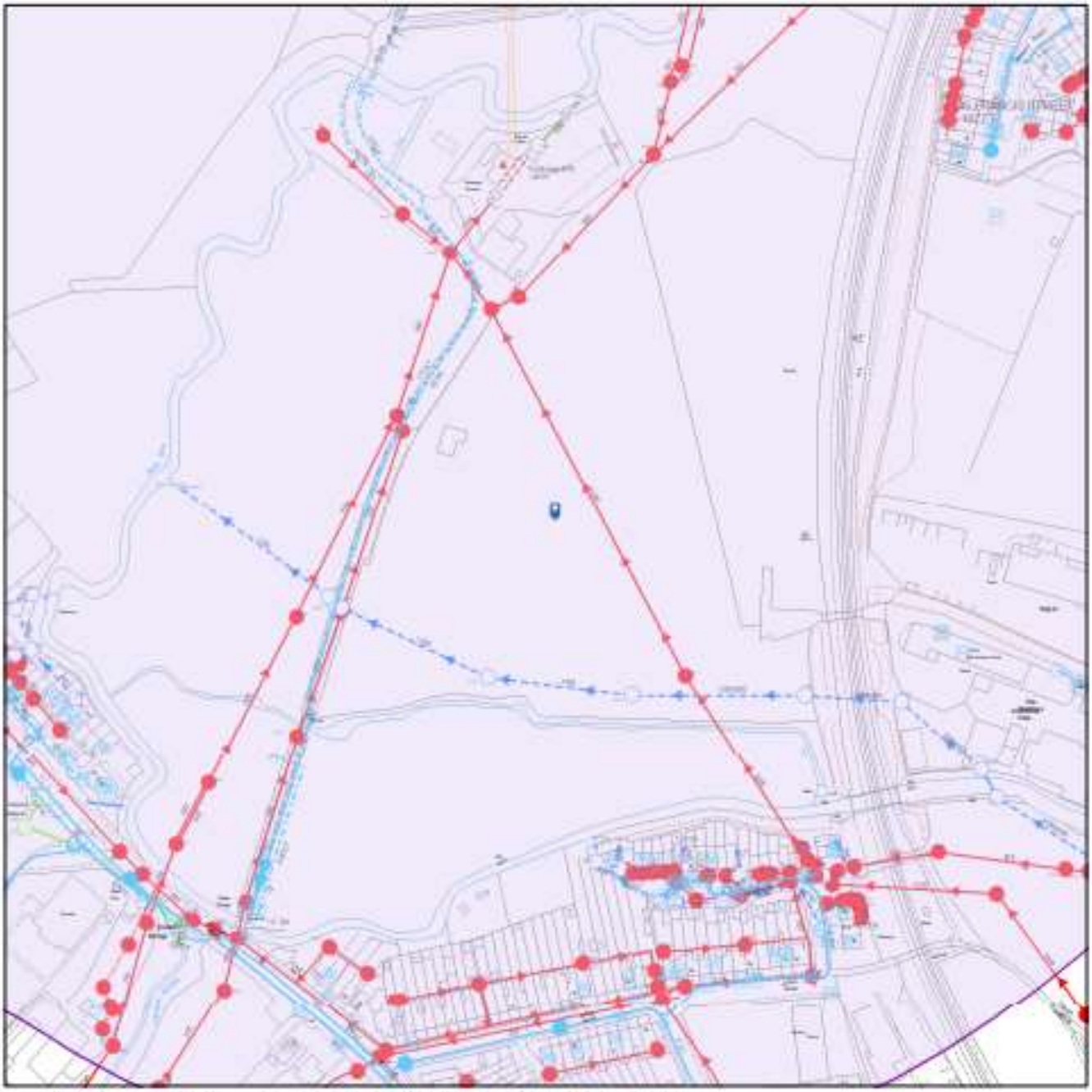
**Water Infrastructure**

There is available water supply capacity for the typical domestic type demands we see generated by care homes in our area. The wider business park masterplan requires a long off-site connection to the water main in Bradford Road. Further discussion will be required with Wessex Water for possible rationalisation of existing arrangements and duct provision within the access road river crossing.

Developers may connect to our water network on a size for size basis at their cost and Wessex Water will undertake any network reinforcement that may be required to accommodate granted development, this is funded through our infrastructure charging arrangements. Upon grant of planning Wessex Water will undertake a modelling exercise to determine the impact on our network and manage any necessary improvements.

For more details and guidance for applying to connect to our networks please see our website: https://www.wessexwater.co.uk/services/building-and-developing/building-multiple-properties-or-large-developments

# ST85NE/ 318 Land off Bradford Rd, BA14 9AX



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**WATER MAINS**
- Distribution Main
- Washout Main
- Raw Water Main
- Abandoned Main
- Private Main

**SITES**
- Source
- Reservoir
- Pump
- Treatment Works

**FITTINGS**
- Valve - Open
- Valve - Closed
- Fire Hydrant
- Pressure Reducing Valve
- Meter

**SEWERS** — PUBLIC / PRIVATE / SECTION 104
- Foul
- Surface
- Combined
- Abandoned

**OTHER WESSEX PIPES**
- Rising Mains
- Standby Rising Mains
- Effluent Disposal
- Overflow
- Syphon

**NON-WESSEX / UNKNOWN**
- Private Rising Mains
- Culverted Watercourse
- Highway Drain
- Use Unknown
- Status Unknown

Colours generally indicate the use of the sewer/drain (i.e Red - Foul, Dark Blue - Surface, Magenta - Combined/Dual Use, Light Green - Highway Drain, Mid Green - Overflow) styles of line are shown on the key in sample/typical colours.

**STRUCTURES**
- Manhole - Foul
- Manhole - Surface
- Manhole - Combined
- Outfall
- Inlet
- Lamphole
- Bifurcation - Foul
- Bifurcation - Surface
- Bifurcation - Combined
- Combined Sewage Overflow
- Pumping Station - Surface
- Pumping Stn - Foul/Combined
- Gully
- Vent Column
- Rodding Eye
- Catchpit
- Flushing Chamber
- Soakaway
- Non Return Valve
- Washout
- Air Valve
- Hatch Box

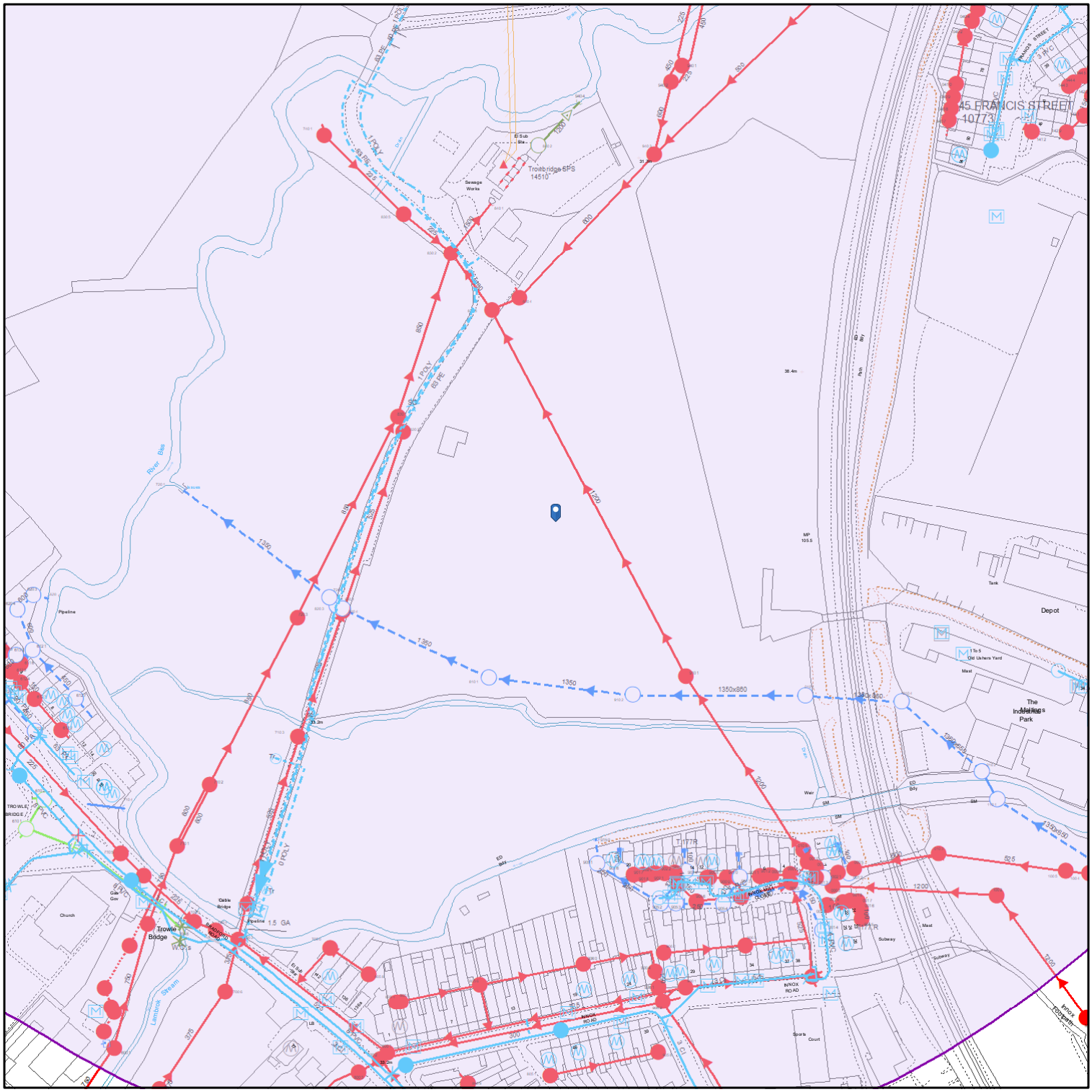
**OTHER STRUCTURES**
- Attenuation Tank
- Storage Tank
- Chamber
- Tunnel
- Interceptor

Information in this plan is provided for identification purposes only. No warranty as to accuracy is given or implied. The precise route of pipes and drains may not exactly match that shown. Wessex Water shall not accept liability for inaccuracies. Greater accuracy should be obtained by trial excavation. Wessex Water reserves the right to charge for the provision of Private Sewers Regulations 2011 you may be entitled upon request and may not be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water apparatus damaged as a result of your works. You are advised to undertake excavations using hand tools only. Machine excavating equipment should not be used in close proximity to apparatus. If you are considering any of the following, we do not grant rights, and it is always prudent to be aware of your proximity or purchase of, or building over or near Wessex Water's apparatus: a main not likely to be adopted.

**Wessex Water**
YTL GROUP

**Date:** 19/01/2022, 09:26:02
**Scale:** 1:2,500
**Centre:** 384,898, 158,243

# ST85NE/ 318 Land off Bradford Rd, BA14 9AX

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## WATER MAINS

- Distribution Main
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- Raw Water Main
- Abandoned Main
- Private Main

## SITES

- Source
- Reservoir
- Pump
- Treatment Works

## FITTINGS

- Valve - Open
- Valve - Closed
- Fire Hydrant
- Pressure Reducing Valve
- Meter

## SEWERS

| | PUBLIC | PRIVATE | SECTION 104 |
|---|---|---|---|
| Foul | | | |
| Surface | | | |
| Combined | | | |
| Abandoned | | | |

## OTHER WESSEX PIPES

- Rising Mains
- Standby Rising Mains
- EDM — Effluent Disposal
- Overflow
- S — Syphon

## NON-WESSEX / UNKNOWN

- Private Rising Mains
- CW — Culverted Watercourse
- H — Highway Drain
- ? — Use Unknown
- SU — Status Unknown

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Wessex Water
YTL GROUP

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**Date:** 19/01/2022, 09:26:02

**Scale:** 1:2,500

**Centre:** 384,898, 158,243