

Response to: Developmentmanagement@wiltshire.gov.uk (Planning Response)			
Planning Ref:	20/03641/OUT	Email:	Planning.liaison@wessexwater.co.uk
Proposal:	Outline application for up to 100 dwellings and a care home (Class C2 Use) of up to 64 beds (up to 3,750 sqm), as well as vehicular access from the A363. Matters to be considered: Access into the site. *Amended plans sent 16/02/22	Our Ref	ST85NE/ 406
Location:	Land South of White Horse Business Park, Trowbridge	Date:	25 February 2022

Thank you for consulting us with regards to the amended plans submitted for the application, it would appear that Wessex Water has not previously commented on this planning application, however, correspondence has been ongoing with the developer with regards to the proposal.

Existing Services

There is a strategic 450mm water main crossing this site,

In accordance with Wessex Water Policy, there must be no buildings within a minimum of 3m either side of the strategic water main and no tree planting within a minimum of 6m. This includes no surface water attenuation features and associated earthworks in the easement strip. The water main must not run through enclosed private rear gardens, it must be within a 6m (3m either side) open access easement strip or roads. Wessex Water require unrestricted access to maintain and repair our apparatus.

The formation of SuDS features over the pressurised main or within the 6m 'stand-off' distance would not be permitted. Changes in ground levels resulting in additional loading or excavation can lead to instability in the pressurised pipe which is carrying large volumes of water. Also, in carrying out our statutory duties to repair and maintain to the public main we must not be obstructed, hampered or restricted by a SuDS feature that in itself may at any time be fulfilling a necessary stormwater role. We do not wish to be responsible for maintaining the integrity of a SuDS system when attending to our water supply assets. Accordingly, it is advised that any SuDS features and changes to ground levels must not be undertaken within the strategic water main corridor.

The applicant will need to agree protection arrangements for the existing 300m public foul sewer which crosses the site (6m 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 \(wessexwater.co.uk\)](https://www.wessexwater.co.uk/mapping-enquiries)

Foul Drainage

Wessex Water will accommodate domestic type foul flows in 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.

Upon grant of planning Wessex Water will need to undertake further review of the foul sewer networks as cumulative development in the catchment may exceed capacity in local systems.

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 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

Surface water runoff will need to be managed in accordance with the SuDS hierarchy and NPPF. Wessex Water will be looking for a full suite of SuDS components to be considered and included in the proposals for the capture, storage and discharge of surface water runoff. Discharge rates and volumes will need to be agreed and approved by the LLFA.

National planning policy requires SuDS to provide multifunctional benefits, where possible. There are four main categories of benefits that can be achieved by SuDS: water quantity, water quality, amenity and biodiversity. These are referred to as the four pillars of SuDS design.

The applicant is proposing a system of attenuation basins with a controlled discharge to watercourse for the drainage of surface water runoff from this site.

Adoption

Wessex Water can adopt SuDS features as part of a surface water sewer network, SuDS schemes will be required to have full S104 technical approval and full planning approval before construction work begins. All drainage design requirements for the site (discharge rates, attenuation, climate change etc.) must be agreed, in consultation with the Local Planning Authority / Lead Local Flood Authority, prior to the submission of a formal S104 application. Adoption is by agreement with Wessex Water and subject to satisfactory engineering proposals constructed to current adoptable standards. More detailed information and guidance for adoptable standards can be found on our Developer Services Web Pages [Sector guidance on sewerage and water adoption agreements \(wessexwater.co.uk\)](https://www.wessexwater.co.uk/sector-guidance-on-sewerage-and-water-adoption-agreements)

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

Water Infrastructure

Wessex Water will provide a point of connection for new water mains to be laid into the development site, either through a Section 41 agreement or a self-lay arrangement.

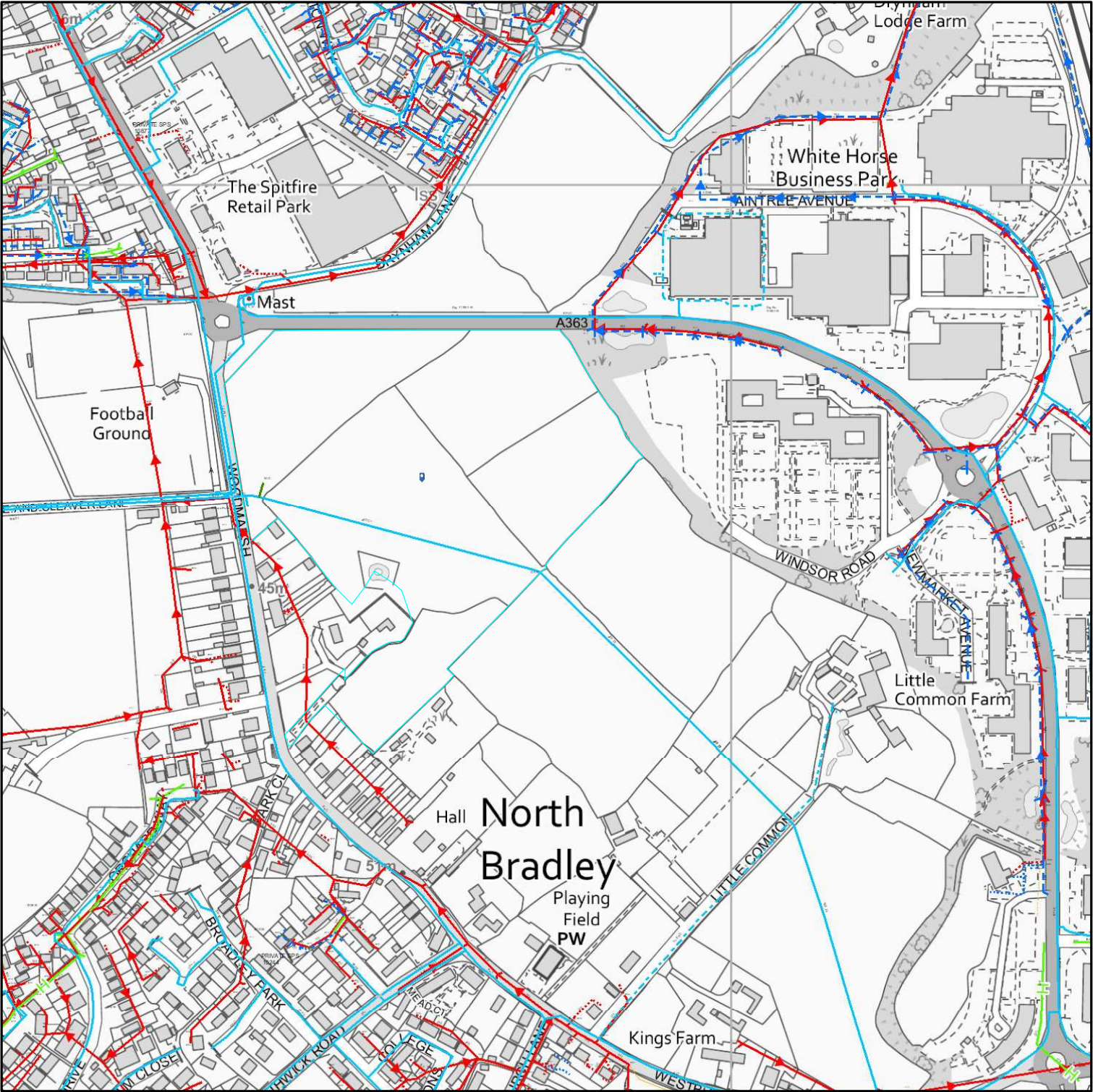
Developers may connect to our water network on a size for size basis at their cost and Wessex Water will undertake any network reinforcement that may be required to accommodate granted development, this is funded through our infrastructure charging arrangements. Upon grant of planning Wessex Water will 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/ 406 Land south of White Horse Business Park Trowbridge



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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

- Foul
- Surface
- Combined
- Abandoned

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

PUBLIC

- Manhole - Foul
- Manhole - Surface
- Manhole - Combined
- Outfall
- Inlet
- Lamphole
- Bifurcation - Foul
- Bifurcation - Surface
- Bifurcation - Combined
- Combined Sewage Overflow

PRIVATE

- Manhole - Foul
- Manhole - Surface
- Manhole - Combined
- Outfall
- Inlet
- Lamphole
- Bifurcation - Foul
- Bifurcation - Surface
- Bifurcation - Combined
- Combined Sewage Overflow

SECTION 104

- Manhole - Foul
- Manhole - Surface
- Manhole - Combined
- Outfall
- Inlet
- Lamphole
- Bifurcation - Foul
- Bifurcation - Surface
- Bifurcation - Combined
- Combined Sewage Overflow

OTHER WESSEX PIPES

- Rising Mains
- Standby Rising Mains
- EDM
- Overflow
- Syphon

NON-WESSEX / UNKNOWN

- Private Rising Mains
- Culverted Watercourse
- Highway Drain
- Use Unknown
- Status Unknown

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 pipe work may not exactly match that shown. Wessex Water does not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011 are to be plotted over time and may not yet 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 commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or a property to be purchased (or very close by) a surveyor should plot its exact position prior to commencing works or purchase. Building over or near Wessex Water's apparatus is not normally permitted.

Wessex Water

YTL GROUP

Date: 25/02/2022, 09:43:49

Scale: 1:5,000

Centre: 385,832, 155,669